MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 103

Suffix:

Property Name:

Address Line 1: Kingswood Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M14 6RY

Description of site location must be completed if postcode is not known:

Easting (x): 386347

Northing (y): 393514

Description:

Applicant Details

Name/Company

Title

MR

First name

C

Surname

COMERFORD

Company Name

Address

Address line 1

402 DIDSBURY ROAD

Address line 2

HEATON MERSEY

Address line 3

Town/City

STOCKPORT

County

CHESHIRE

Country

Postcode

SK4 3HB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Miles

Company Name

S R Miles Ltd

Address

Address line 1

28 Parrswood Ave

Address line 2

Didsbury

Address line 3

Town/City

Manchester

County

Country

Postcode

M20 5ND

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Description: Prior Approval for change of use of ground floor plan from Class E to create a Class C3 residential unit

Reference number

Application No.: 142859/P3MAP/2025

Date of decision (date must be pre-application submission)

26/06/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2b is required prior to occupation:
Prior to first occupation of the residential accommodation hereby approved, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/07/2025

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

15/12/2025

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

103 Kingswood Road, Manchester Noise Validation Report - RS Acoustic Engineering

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Simon Miles

Date

19/12/2025