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

Suffix

Property Name

Address Line 1

Land To The East Of The Junction Of Blossom Street And Gun Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 5AW

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

Easting (x)

384838

Northing (y)

398600

Description

Land To The East Of The Junction Of Blossom Street And Gun Street, Manchester, M4 5AW

Applicant Details

Name/Company

Title

Mr

First name

Scott

Surname

Newton

Company Name

Dragonfly Contracts Ltd

Address

Address line 1

C/o agent

Address line 2

C/o agent

Address line 3

C/o agent

Town/City

C/o agent

County

C/o agent

Country

C/o agent

Postcode

-

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Ralph

Surname

Taylor

Company Name

Paul Butler Associates

Address

Address line 1

31 Blackfriars Road

Address line 2

Address line 3

Town/City

Salford

County

Country

United Kingdom

Postcode

M3 7AQ

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

Provision of access ramp, hard and soft landscaping, bin and bike storage and associated works.

Reference number

137419/FO/2023

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

24/11/2023

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

Condition number(s)

3

Has the development already started?

- [x] Yes
- [ ] No

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

26/11/2023

Has the development been completed?

- [x] Yes
- [ ] No

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

26/03/2026

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

Condition 3:
- The stone coping used is 'Kandla Grey Indian Sandstone'. A physical sample was delivered to the Council's offices and confirmed as acceptable in email on 22.01.2026. The stone coping has now been installed and photographs have been submitted as part of the condition discharge submission (the photographs also show the installed railings).
- Email correspondence regarding railings.
- Hard Landscaping Material Palette (Dated 13/11/2023)
- Finishes Schedule (Dated 04/01/24)
- Brushed Chestnut DesignBoard Composite Screening Batten Material Sample (Prepared by DesignBoard; Received 19/01/2024)
- Hazard Warning Natural Paving (Received 19/02/2024)

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

Pre-application email correspondance

Date (must be pre-application submission)

22/01/2026

Details of the pre-application advice received

Prior to submission email correspondence took place with Michael Pearson regarding the proposed stone coping to the wall.

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

Paul Butler Associates Ltd

Date

09/04/2026