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

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

385542

Northing (y)

403527

Description

Land Off Jurby Avenue, Manchester

Applicant Details

Name/Company

Title

Mrs

First name

Nicky

Surname

Harris

Company Name

Irwell Valley Homes

Address

Address line 1

Soapworks

Address line 2

Irwell Valley Homes First Floor

Address line 3

Colgate Lane

Town/City

Salford

County

Country

Postcode

M5 3LZ

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

Nicholas

Surname

Smith

Company Name

Jennings Design Associates

Address

Address line 1

The Warehouse

Address line 2

Saxon Street

Address line 3

Town/City

Denton

County

Country

United Kingdom

Postcode

M34 3DS

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

Erection of a 2-storey building comprising 16 No. self-contained dwellings for supported dementia care living with communal lounge and ancillary accommodation, landscaping and associated access, parking and boundary treatment.

Reference number

139261/FO/2024

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

14/06/2024

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

Condition number(s)

8

Has the development already started?

- [x] Yes
- [ ] No

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

16/02/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

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

2108-SCE-00-00-DR-C-5101-P01 - S278 Legal Agreement
2108-SCE-00-00-DR-C-5110-P02 - S278 Site Clearance
2108-SCE-00-00-DR-C-5120-P02 - S278 Surface Finishes & Kerbing
2108-SCE-00-00-DR-C-5140-P02 - S278 Contour Plan
2108-SCE-00-00-DR-C-5150-P01 - S278 Vehicle Tracking
2108-SCE-00-00-DR-C-5170-P03 - S278 HW Construction Details
2108-SCE-00-00-DR-C-5180-P03 - S278 Land Dedication Plan
2108-SCE-00-00-DR-C-5190-P03 - S278 Drainage Plan

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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

First Name

Surname

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

Reference

Date (must be pre-application submission)

24/04/2026

Details of the pre-application advice received

Various correspondence with the Council's Highways Team relating to the s278 design and requirements

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

Nicholas Smith

Date

11/05/2026