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: 153

Suffix:

Property Name:

Address Line 1: Moorcroft Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M23 0AE

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

Easting (x): 380623

Northing (y): 390252

Description:

Applicant Details

Name/Company

Title

Mr

First name

Surname

Watson

Company Name

Watson Construction Limited

Address

Address line 1

208-210 Great Clowes Street

Address line 2

Address line 3

Town/City

Salford

County

Country

United Kingdom

Postcode

M7 2ZS

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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 part four/part three/part two storey building to form 35 no.residential apartments (Class C3) with associated vehicle parking, landscaping and ancillary infrastructure following demolition of existing building

Reference number

144457/FO/2025

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

05/02/2026

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

Condition number(s)

07

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

Site Investigation
The development hereby approved shall be implemented in accordance with the submitted Phase I Preliminary Risk Assessment prepared by LSK Consult, (Ref: LKC251233 (01), received by the City Council as Local Planning Authority on 6 November 2025.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as Local Planning Authority

Discharge of Conditions

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

Phase 2 Geo – Environmental Investigation, Risk Assessment and Remediation Strategy

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?

- [ ] Yes
- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Rob Watson

Date

12/05/2026