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

Crumpsall Park Visitors Centre (North West Corner of Crumpsall Park)

Address Line 1

Ash Tree Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M8 5RX

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

Easting (x)

384494

Northing (y)

402195

Description

Applicant Details

Name/Company

Title

First name

Shabnam

Surname

Hussain

Company Name

Address

Address line 1

Crumpsall Park Visitors Centre

Address line 2

Ash Tree Road

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

Postcode

M8 5RX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

First name

Michael

Surname

Calderbank

Company Name

Portakabin Limited

Address

Address line 1

New Lane

Address line 2

Huntington

Address line 3

Town/City

York

County

North Yorkshire

Country

United Kingdom

Postcode

YO32 9PT

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 modular-building, including associated landscaping to provide a flexible space for youth and community activities (Class F.2) following demolition of existing building

Reference number

142985/VO/2025

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

04/12/2025

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

Condition number(s)

Condition 3 - External materials, Condition 5 - Cycle parking, Condition 12 - External illumination, Condition 14 - Waste storage-recycling, Condition 16 - Travel Plan, Condition 17 - Event Management Plan and Condition 20 - Security measures

Has the development already started?

- [x] Yes
- [ ] No

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

02/03/2026

Has the development been completed?

- [ ] Yes
- [x] No

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 - OPP1374276 - PTK-A1-00-D-A-2001 (C01) - G.A Elevations & OPP1374276 - PTK-A1-01-D-A-1002 (C01) - Roof Plan, the roof comprises of a mono-pitch composite construction with a profiled plastisol steel deck (Colour: White)

Condition 5 - OPP1374276 - PTK-A1-00-D-A-1803 (P04) - Proposed Site Plan, 715mm long x 800mm high 'Sheffield type' cycle hoops at 800mm centres constructed from 50mm overall diameter stainless steel tube

Condition 12 - OPP1374276 - PTK-A1-00-D-A-1803 (P04) - Proposed Site Plan, C2380-LPS-00-00-DR-E-6301-C05 - Lighting Layout, Lighting Plots Crumpsall Park dated 3rd March 2026 and Powerlite Fitzgerald - Urban Path specification datasheet

Condition 14 - 2.25m high 'hit & miss' timber fenced enclosure (Colour: Black), OPP1374276 - PTK-A1-00-D-A-1803 (P04) - Proposed Site Plan, Collection & Management company: Currently in contact with BIFFA, Recycling and waste management methods: 1no 660 Litre General Waste 1.2 x 0.7 x 1.3m collected weekly (70kg), 1no 660 Litre Mixed Recycling 1.2 x 0.7 x 1.3m collected weekly (30kg), 1no 240 Litre Glass 0.8 x 0.6 x 1.1m collected fortnightly (60kg), Estimated start of waste management: Mid July 2026

Condition 16 - Crumpsall - Travel Plan version 1.0 dated 9th June 2026

Condition 17 - Crumpsall - Event Management Plan version 1.0

Condition 20 - OPP1374276 - PTK-A1-00-D-A-1803 (P04) - Proposed Site Plan, OPP1374276 - PTK-A1-00-D-A-2001 (C01) - G.A Elevations and C2380-LPS-00-00-DR-E-6301-C05 - Lighting Layout (The building includes external security shutters to windows/doors throughout, intruder alarm complete with PIR/Motion detectors and door contacts and external passive infrared (PIR) external lighting bulkhead fittings)

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

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

Michael Calderbank

Date

09/06/2026