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)

388757

Northing (y)

398024

Description

Land Off Crabtree Lane, Manchester

Applicant Details

Name/Company

Title

Ms

First name

Jess

Surname

Ashworth

Company Name

Keepmoat Homes Limited

Address

Address line 1

Aviation House

Address line 2

No, 2 Windward Drive

Address line 3

Town/City

Liverpool

County

Country

Postcode

L24 8QR

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

Miss

First name

Ellie

Surname

Philcox

Company Name

Euan Kellie Property Solutions

Address

Address line 1

Neo

Address line 2

9 Charlotte Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 4ET

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 194 dwellings (Class C3) with vehicular access from Crabtree Lane and associated parking, landscaping and open space.

Reference number

142609/FO/2025

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

10/06/2026

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

Condition number(s)

Condition 3 - CMP
Condition 4 - CEMP
Condition 26 - RAMs
Condition 28 - Ecological Enhancements
Condition 29 - Landscape details
Condition 31 - Invasive Species
Condition 34 - Habitat Management and Maintenance Plan
Condition 44 - Local Benefit Proposal

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

Condition 28 - Ecological Enhancements - Part A
Condition 29 - Landscape details - Part B
Condition 44 - Local Benefit Proposal - Part A

Discharge of Conditions

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

Condition 3 - CMP prepared by Keepmoat
Condition 4 - CEMP prepared by Collington Winter
Condition 26 - RAMs Statement prepared by Collington Winter
Condition 28 - Ecological Enhancement Plan prepared by Collington Winter
Condition 29 - Landscape Management an Maintenance Plan
Condition 31 - Invasive Weed Validation Report prepared by Knotweed Eradication
Condition 34 - Habitat Management and Maintenance Plan prepared by Collington Winter and confirmation of BNG credits purchase
Condition 44 - Local Benefit Proposal prepared by Keepmoat

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?

- [x] The agent
- [ ] 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

Ellie Philcox

Date

17/06/2026