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: 47

Suffix:

Property Name:

Address Line 1: Sedgeborough Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M16 7EU

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

Easting (x): 383035

Northing (y): 395522

Description:

Applicant Details

Name/Company

Title

Mr

First name

Hamid

Surname

Derakhshan

Company Name

HD Rental Properties Ltd

Address

Address line 1

47 Sedgeborough Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M16 7EU

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

Mr

First name

Hasnaat

Surname

Saeed

Company Name

Address

Address line 1

1 Bank Street

Address line 2

Address line 3

Town/City

Accrington

County

Lancashire

Country

United Kingdom

Postcode

bb5 4hh

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 two-storey building comprising 2no. two-bedroom apartments (Use Class C3) with associated car parking, cycle storage and waste storage, together
with reconfiguration of existing HMO and associated elevational alterations.

Reference number

144804/FO/2025

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

19/03/2026

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

Condition number(s)

- CONDITION 3
- CONDITION 4A
- CONDITION 5A
- CONDITION 6A
- CONDITION 7
- CONDITION 8
- CONDITION 9
- CONDITION 9

Has the development already started?

◯ Yes
⊘ 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

Condtion 3 - Details of Materials
Condition 4A - Acoustic Details
Condtion 5A- Electric Car Charging Detail
Condition 6A - Phase 1 Ground Report
Condition 6A - Phase 2 Ground Report
Condition 7 - Refuse & Waste Statement
Condtion 8 - Cycle Storage Details
Condition 9 - Surface Water Drainage Scheme
Condition 13 - Platform Lift Details
SEDGE-01-20 - Drawings showing location of details requested

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

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Date

29/06/2026