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)

384782

Northing (y)

403974

Description

Brownfield site adjoining Longhurst Road, Higher Blackley, Manchester (site of former day nursery).

Applicant Details

Name/Company

Title

Mr

First name

Charlie

Surname

Callaghan

Company Name

Terra Nova Development limited

Address

Address line 1

Great Places

Address line 2

2a Derwent Avenue

Address line 3

West Didsbury

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M21 7QP

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

Adam

Surname

Collinge

Company Name

Bowker Sadler Architecture

Address

Address line 1

Hatherlow House

Address line 2

Hatherlow

Address line 3

Romiley

Town/City

Stockport

County

Country

GB

Postcode

SK6 3DY

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

Variation of Conditions 2, 7, 9, 12, 21, 22, 30 and 32 attached to Planning Permission 136721/FO/2023 to revise the drawing numbers to allow PV panels to be installed to Blocks 2-9, changes to the levels to the rear gardens of Blocks 3-9 to allow for the removal of the steps, changes in boundary treatments to respond to existing levels and include facing materials to retaining walls on landscaping plans, lowering of Block 2 eaves to be in line with Block 1, removing external air source heat pumps between houses to provide easier access, changing dormer windows, changing materials to corner dormers to Blocks 3 & 9, increasing cill height of first floor front elevation windows to Blocks 3-9 to accommodate timber frame to parapet roofs below, increase in path width to Block 1,
reduce size of trees to the front of houses and apartments, reducing sizes of trees to the rear of the retaining wall to reduce impact of roots on retaining wall and removal of boundary walls to the fronts of houses.

Reference number

145420/JO/2026

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

03/07/2026

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

Condition number(s)

3b

Has the development already started?

- [x] Yes
- [ ] No

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

29/08/2023

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

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

Part b

Discharge of Conditions

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

-Technical datasheet of Swisspearl Patina NXT
-Swisspearl Cembrit Decorative Rainscreen Cladding Panel BBA Certificate
-Revised elevations of house blocks with corner dormers noting cladding specification.

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

Adam Collinge

Date

10/07/2026