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

Land Bounded By Ardwick Green North, Cotter Street & Niven Street

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

M12 6EY

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

Easting (x)

385209

Northing (y)

397298

Description

Land Bounded By Ardwick Green North, Cotter Street & Niven Street

Applicant Details

Name/Company

Title

Mr

First name

Gareth

Surname

Gillard

Company Name

AEDI Construction Ltd

Address

Address line 1

Unity House

Address line 2

Westwood Park

Address line 3

Town/City

Wigan

County

Country

Postcode

WN3 4HE

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

Ryan

Surname

Millar

Company Name

Coda Studios

Address

Address line 1

63 Newton Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M1 1ET

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 16 x 3 storey townhouses (Class C3) with associated parking, landscaping and boundary treatment and new vehicular access from Cotter Street and associated works

Reference number

135857/FO/2022

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

27/03/2024

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

Condition number(s)

Condition 12a, 16

Has the development already started?

- [x] Yes
- [ ] No

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

30/09/2024

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

Condition 12 - partial approval has already been granted for Condition 12b. Seeking to discharge Condition 12a.
Also seeking full discharge of Conditions 16

Discharge of Conditions

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

Condition 12a: '2425-938-5 Acoustic Conditions Discharge Ardwick Green-PRv2' - Discharge of Condition 12 Report; technical Addendum Conditions Discharge Ardwick Green-PRv2; 2526-1011 Ardwick Green Ambient Noise Survey-PR
Condition 16: Construction Drawings: 'Condition 16 - Construction Drawings 12.06.26_merged'; Site Photographs: 'Ardwick - Attenuation Tank'; '2075-Ardwick Green - Drainage Maintenance Schedule'; 'Polystorm Attentuation Documents_merged'; 2075-CIV-XX-XX-FN-C-0001 - file note; SW Drainage with asbuilt Levels from C&R P02; 2075 Ardwick Green - Letter of compliance; LLFA Comments - Responses from previous condition application - 12.06.26

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

Ryan Millar

Date

27/07/2026