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

Alpha House

Address Line 1

Rowlandsway

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M22 5RG

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

Easting (x)

382833

Northing (y)

386959

Description

Applicant Details

Name/Company

Title

First name

Surname

Muse & Wythenshawe Community HG

Company Name

Address

Address line 1

8 Poundswick Lane

Address line 2

Address line 3

Town/City

Wythenshawe

County

Country

Postcode

M22 9TA

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Miss

First name

Kirsty

Surname

Medcraft

Company Name

Bowker Sadler Partnership

Address

Address line 1

Hatherlow House

Address line 2

Hatherlow

Address line 3

Town/City

Romiley

County

Country

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

Erection of residential development (Use Class C3) comprising a part 2 and part 6-storey building, together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works.

Reference number

144655/FO/2025

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

01/12/2025

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

Condition number(s)

Condition 9 - Surface Water Drainage
Condition 24 - Bird Hazard Management Plan
Condition 25 - Affordable Housing
Condition 30a - Highway Works

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

30 (a)
All others, full condition.

Discharge of Conditions

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

Condition 9
18703-AJP-XX-ZZ-D-C 000900 OUTLINE DRAINAGE STRATEGY P06
18703-AJP-XX-ZZ-D-C-001010 TYPICAL DRAINAGE DETAILS SHEET 1
18703-AJP-XX-ZZ-D-C-001011 TYPICAL DRAINAGE DETAILS SHEET 2
18703-AJP-XX-ZZ-T-C-003000-P05 - FRA & DRAINAGE STRATEGY REPORT

Condition 24
554290cp09Jun26_FV02_BHMP

Condition 25
Alpha House - Affordable Housing Statement

Condition 30a
088423-CUR-XX-XX-D-C-95000-P01_General Arrangement
088423-CUR-XX-XX-D-C-95001-P01_Site Clearance
088423-CUR-XX-XX-D-C-95002-P01_Construction Areas
088423-CUR-XX-XX-D-C-95003-P01_Road Markings
Muse Developments Ltd 8500822259 07 07 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?

- [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.

☑ I / We agree to the outlined declaration

Signed

Kirsty Medcraft

Date

29/07/2026