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

Riverpark Trading Estate

Address Line 1

Riverpark Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M40 2XR

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

Easting (x)

387210

Northing (y)

399474

Description

Applicant Details

Name/Company

Title

Mr

First name

George

Surname

Ruffley

Company Name

Kellen Homes Limited

Address

Address line 1

105 Dalton Avenue, Birchwood Park, Warrington

Address line 2

Birchword Park

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA3 6YF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

07733338771

Secondary number

Fax number

Email address

georgeruffley@kellenhomes.com

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a residential development comprising 498 dwellings (Use Class C3a) together with landscaping, sustainable drainage features, pedestrian footways, vehicular accesses and highways, parking provision and other associated works

Reference number

142464/FO/2025

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

25/03/2026

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

Condition number(s)

Condition 14 - Canopy Details

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

Entrance Canopy Detail Drawing
Entrance Canopy Render 1
Entrance Canopy Render 2

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

Ray Collins

Date

12/08/2026