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)

387981

Northing (y)

400657

Description

Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Food store And Newton Street, Manchester, M40 1EZ

Applicant Details

Name/Company

Title

First name

Surname

Casey Group

Company Name

Address

Address line 1

Rydings Road

Address line 2

Address line 3

Town/City

Rochdale

County

Country

Postcode

OL12 9PS

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

Andrew

Surname

Leaver

Company Name

tp bennett

Address

Address line 1

Unit 2B Royal Mills

Address line 2

17 Redhill Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M4 5BA

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 a 3 and 5 storey buildings to form 81 residential apartments (Use Class C3a) and erection of 28, two storey dwellinghouses (Use Class C3a), including green spaces, landscaping, boundary treatment, access arrangements, parking and other associated works.

Reference number

138730/FO/2023

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

20/12/2024

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

Condition number(s)

16 - Landscape Environmental Management Plan (Phase 2 only)
24 - Travel Plan Framework (Phase 2 only)
27 - Highway Works (Phase 2 only)
39 - Servicing Strategy (Phase 2 only)
42 - Car Park Management Plan (Phase 2 only)
43 - Delivery and Servicing Management (Phase 2 only)

Has the development already started?

- [x] Yes
- [ ] No

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

05/01/2025

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

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

C16 - LEMP - Landscape Maintenance Plan
C24 - Curtins Consulting document - 82864-CUR-XX-XX-T-TP-00006-P02_Travel Plan Framework
C27 - Curtins Highways drawings:
074031- CUR-00-XX-DR-C-95101-P06 - S278 General Arranagement
074031- CUR-00-XX-DR-C-95102-P04 - S278 Site Clearance
074031- CUR-00-XX-DR-C-95103-P05 - S278 Construction Layout
074031- CUR-00-XX-DR-C-95104-P05 - S278 Levels
074031- CUR-00-XX-DR-C-95105-P04 - S278 Legal Drawing
074031- CUR-00-XX-DR-C-95106-P04 - S278 Drainage
074031- CUR-00-XX-DR-C-95107-P04 - S278 SPA
074031- CUR-00-XX-DR-C-95108-P04 - S278 TRO
C39 - Service Management Plan
C42 - Car Park Management Plan
C34 - Service Management Plan

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

CDN/26/0248- Land Bounded By Oldham Road (A62)

Date (must be pre-application submission)

05/05/2026

Details of the pre-application advice received

Email advising:- In respect to the highway works, thank you for advising there has been progression with the s278 works. The developer will need to re-apply to discharge this condition for phase 2 once the bond/surety for the current phase of S278 works has been provided

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

Andrew Leaver

Date

13/08/2026