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

Land At Kelbrook Road

Address Line 2

Address Line 3

Openshaw

Town/city

Manchester

Postcode

M11 2GW

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

Easting (x)

387697

Northing (y)

397731

Description

Land At Kelbrook Road, Manchester, M11 2GW

Applicant Details

Name/Company

Title

First name

Sarah

Surname

Sheldon

Company Name

G. H. Sheldon Wholesale Bakers Ltd

Address

Address line 1

10 Stainburn Road

Address line 2

Address line 3

Openshaw

Town/City

Manchester

County

Country

Postcode

M11 2GW

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

First name

Simon

Surname

Plowman

Company Name

Plan:8 Town Planning Ltd

Address

Address line 1

M10 Maxron House

Address line 2

Green Lane

Address line 3

Romiley

Town/City

Stockport

County

Country

GB

Postcode

SK6 3JQ

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 three storey industrial building (B2 use class), with ancillary parking, servicing and landscaping.

Reference number

143634/FO/2025

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

15/04/2026

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

Condition number(s)

12 (a) and 12 (b). (Contamination PRA and Remediation Strategy.

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

12 a and 12 b - the pre-commencment parts of condition 12.

Discharge of Conditions

Discharge of Conditions

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

LK Consult - report "Kelbrook Road, Openshaw Additional Ground Investigation – Addendum Report" Reference LKC261139 dated 30th April 2026 prepared by LK Consult for GH Sheldon Wholesale Bakers Ltd.

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

Simon Plowman

Date

18/08/2026