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: 1468

Suffix:

Property Name:

Address Line 1: Ashton Old Road

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M11 1HL

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

Easting (x): 389783

Northing (y): 397327

Description:

Erection of one, 3-storey semi detached property to form 3 x one bedroomed flats with associated car parking, cycle stores and garden areas.

Applicant Details

Name/Company

Title

Mr

First name

Patson

Surname

Makangadza

Company Name

MSV Housing Group

Address

Address line 1

7th Floor, Trafford House

Address line 2

Chester Road

Address line 3

Stretford

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M32 0RS

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

Ms

First name

Catherine

Surname

Morel

Company Name

Bernard Taylor Partnership Limited

Address

Address line 1

Elizabeth House

Address line 2

486 Didsbury Road

Address line 3

Heaton Mersey

Town/City

Stockport

County

Country

Postcode

SK4 3BS

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 one, 3-storey semi detached property to form 3 x one bedroomed flats with associated car parking, cycle stores and garden areas.

Reference number

137885/FO/2023

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

29/11/2023

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

Condition number(s)

Condition 6b: Site Investigation / Remediation - Completion / Verification Report

Has the development already started?

- [x] Yes
- [ ] No

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

05/02/2024

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 6b: Site Investigation / Remediation - Completion / Validation Report prepared by Carley Daines and Partners Limited, May 2026.

Discharge of Conditions

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

Validation Report prepared by Carley Daines and Partners Limited - May 2026. Document Reference: 26-B-13881/Ashton Old Road

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?

- [x] 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

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

First Name

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

Surname

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

Reference

CDN/24/1158

Date (must be pre-application submission)

04/03/2025

Details of the pre-application advice received

We sought approval for the three conditions to which this application relates on a previous application submitted on 11/12/24. We received feedback from Carl on the information submitted which we were unable to correspond to within the time constraints of the application. We received a split decision on 04/03/25 in which these three conditions were refused.

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

Bernard Taylor Partnership Limited

Date

20/08/2026