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: 1

Suffix:

Property Name:

Address Line 1: Cornish Close

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M22 0GJ

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

Easting (x): 382912

Northing (y): 385895

Description:

Applicant Details

Name/Company

Title

Mr

First name

Lekan

Surname

Kehinde

Company Name

Great Places Housing Group

Address

Address line 1

2A Derwent Avenue

Address line 2

West Didsbury

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 7QP

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

Kevin

Surname

Ma

Company Name

TADW Architects

Address

Address line 1

6 St Petersgate

Address line 2

Address line 3

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK1 1HD

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

Conversion of building to provide 8 self contained flats (within use Class C2) with an auxiliary office for care providers, including external landscaping, external alterations, roof mounted solar panels, re-roofing and provision of new bin stores

Reference number

143615/FO/2025

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

02/10/2025

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

Condition number(s)

Condition 7 (bicycle parking facility details)
Condition 8 (EV charging provisions)
Condition 9 (Waste Management Strategy)
Condition 10 (security measures)

Has the development already started?

- [x] Yes
- [ ] No

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

17/12/2025

Has the development been completed?

- [ ] Yes
- [x] 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

Condition 7 (bicycle parking facility details)
- Proposed bike shelter datasheet and website link by Urbanfab, for 4 bikes
- 150 C2 Proposed Site Plan showing proposed cycle store location

Condition 8 (EV charging provisions)
- TEDs (Electrical) drawing P0308-EXT-A, showing External Lighting, CCTV Positions & EV Charger Specification

Condition 9 (Waste Management Strategy)
- Appendix_E_Waste_Management_Proforma_[08 Sep 2026]
- 150 C2 Proposed Site Plan showing bin store locations
- 360 C1 Bin Store Details (1 Cornish Close)
- 361 C1 Bin Store Details (2-6 Cornish Close)

Condition 10 (security measures)
- Security accreditation certificates from uPVC window manufacturer (Supaglaze Ltd) and aluminium door manufacturer (Comar Aluminium Systems)

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

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

First Name

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

Surname

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

Reference

Email dated 16/10/2025

Date (must be pre-application submission)

16/10/2025

Details of the pre-application advice received

Regarding Condition 7 (bicycle parking facility details), advice from Highways was received with the following -
"It is recommended that two cycle spaces are provided for the staff and two for the residents. The space for the cycles should offer a means to secure a cycle and offer a cover from the weather elements. It should be placed so that it is overlooked and ideally not seen by a passerby."

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

Kevin Ma

Date

09/09/2026