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

Land Between Residential Roads

Address Line 1

Yew Tree Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M20 3ER

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

Easting (x)

384677

Northing (y)

393389

Description

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Routh

Company Name

Premier Modular Ltd

Address

Address line 1

Catfoss Lane

Address line 2

Brandesburton

Address line 3

Town/City

Driffield

County

East Yorkshire

Country

United Kingdom

Postcode

YO25 8EJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Theo

Surname

Beedle

Company Name

Vaughan Architecture Ltd

Address

Address line 1

No. 2 Infirmary Street

Address line 2

Address line 3

Town/City

Leeds

County

West Yorkshire

Country

United Kingdom

Postcode

LS1 2JP

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

City Council Development - Installation of a modular-built youth hub and community facility, including associated landscaping (Class F.2)

Reference number

142989/VO/2025

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

01/08/2026

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

Condition number(s)

Condition 5 (Post-Completion Ground Report), Condition 9 (Cycle Parking), Condition 10 (Travel Plan), Condition 11 (Event Management Plan), Condition 12 (Service Strategy), Condition 14 (Lighting Scheme), Condition 17a (Externally Mounted Plant), Condition 18 (Waste Management), Condition 20 (Security), Condition 24 (Ecological Enhancement Scheme)

Has the development already started?

- [x] Yes
- [ ] No

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

01/07/2026

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 17 (Externally Mounted Plant)

Discharge of Conditions

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

Condition 5 (Post-Completion Ground Report) - Excavation Watch Report,
Condition 9 (Cycle Parking) - Cycle Parking Details,
Condition 10 (Travel Plan) - Travel Plan,
Condition 11 (Event Management Plan) - Event Management Plan,
Condition 12 (Service Strategy) - Service Strategy,
Condition 14 (Lighting Scheme) - Proposed Elevations/ Lighting Data Sheet/ Lighting Layout,
Condition 17a (Externally Mounted Plant) - Plant Data Sheets/ M&E Plans and Elevations,
Condition 18 (Waste Management) - Waste Management Plan,
Condition 20 (Security) - Gutter Cloaking Trim / Window and Door Drawings/ Third-party Q-Mark accreditation ,
Condition 24 (Ecological Enhancement Scheme) - Habitat Management & Monitoring Plan

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.

☑ I / We agree to the outlined declaration

Signed

Simon carrington

Date

02/09/2026