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: 87

Suffix:

Property Name:

Address Line 1: Rochdale Road

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M4 4JD

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

Easting (x): 384711

Northing (y): 399146

Description:

Application to discharge condition 13 of planning ref: 131708/FO/2021

Applicant Details

Name/Company

Title

Mr

First name

D

Surname

McHugh

Company Name

McGoff Construction Ltd

Address

Address line 1

1 St Georges Court

Address line 2

Altrincham Business Park

Address line 3

Town/City

Altrincham

County

Country

United Kingdom

Postcode

WA14 5UA

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

Tom

Surname

Boden

Company Name

McGoff Group Projects Ltd

Address

Address line 1

1 St Georges Court

Address line 2

Altrincham Business Park

Address line 3

Town/City

Altrincham

County

Country

GB

Postcode

WA14 5UA

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 part 11, part 13 storey building to form residential apartments (Use Class C3a) together with the erection of two blocks of 3 storey duplexes (Use
Class C3a) to form 237 residential homes in total with associated commercial floor (Use Class E) (132 sqm), basement car parking, landscaping and public realm, and associated engineering and infrastructure works following demolition of existing buildings and structures.

Reference number

131708/FO/2021

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

18/09/2026

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

Condition number(s)

13

Has the development already started?

- [x] Yes
- [ ] No

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

29/11/2021

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

23C002-WSL-SI-ZZ-DR-D-92001- C27 Proposed Drainage Strategy
23C002-WSL-SI-ZZ-DR-D-92001- C27 Proposed Drainage Strategy-Installed drainage to date -HEYRODS CHARTRANGE URBANS WORKS-02.09.26
23C002-WSL-SI-ZZ-DR-D-92001_Drainage Strategy_F01_As Built
23C002-WSL-SI-ZZ-DR-D-92004_DRAINAGE STANDARD DETAILS_C04
23C002-WSL-Z0-ZZ-DR-D-92005_DRAINAGE STANDARD DETAILS SHEET 2_C01
ACO StormBrixx Data Sheet v2
Drainage Inspection Records
Certificate Of Concrete Composition
SCU-0091-1400-2800-1400_Design_Drawing(OD)_Hydro Brake Design
SCU-0091-1400-2800-1400_Hydraulic_Characteristics_(OD)_Hydro Brake Technical Spec
Drainage Product Information Datasheets
Drainage CCTV Surveys

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

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

Tom Boden

Date

18/09/2026