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

Former Apollo Pub

Address Line 1

Varley Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M40 7NH

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

Easting (x)

385811

Northing (y)

399616

Description

Former Apollo Pub

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

King

Company Name

Jigsaw Homes North

Address

Address line 1

Turner House

Address line 2

King Street

Address line 3

Town/City

Leigh

County

Country

England

Postcode

WN7 4LJ

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

Mrs

First name

Ann

Surname

Dixon

Company Name

Eden Planning & Development Ltd

Address

Address line 1

1 Market Street

Address line 2

Address line 3

Town/City

Altrincham

County

Country

United Kingdom

Postcode

WA14 1QA

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 3, part 4 storey building to provide 32 one and two bed apartments with associated parking, landscaping and cycle store

Reference number

143295/FO/2025

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

24/06/2025

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

Condition number(s)

3, 10, 12, 20 and 34.

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

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Discharge of Conditions

Discharge of Conditions

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

Please see the accompanying covering letter for further details, but we enclose:

- A Construction Management Plan prepared by Casey on behalf of Jigsaw Homes North
- Phase I Preliminary Risk Assessment (PRA) (Reference. 33585-SUT-ZZ-00-RP-G-7101), prepared by Sutcliffe dated February 2025;
- Phase II Interpretive Ground Assessment (Reference. 33585-SUT-ZZ-00-RP-G-7201, prepared by Sutcliffe dated May 2026; and
- Coal Mining Risk Assessment (CMRA) (Reference. 33585-SUT-ZZ-00-RP-G-7601), prepared by Sutcliffe dated April 2026.
- Phase III Remediation & Validation Strategy Proposals (Reference. 33585-SUT-ZZ-00-RP-G-7301), prepared by Sutcliffe dated May 2026.
- SW Calculations prepared by InfoDrainage dated 21 March 2025;
- Drainage Strategy (Reference. 33585-SUT-ZZ-XX-DR-C-6020 Rev P05), prepared by Sutcliffe dated February 2025;
- Sections Through Attenuation Tank (Reference. 33585-SUT-ZZ-XX-DR-C-6021 Rev 01), prepared by Sutcliffe dated December 2025;
- Permeable Paving Details (Reference. 33585-SUT-ZZ-XX-DR-C-6022 Rev P01), prepared by Sutcliffe dated December 2025;
- Phase II Soakaway Test Result Report (Reference. TP102/SA), prepared by Sutcliffe dated 26 March 2025;
- Design Drawing (Reference. 33585), prepared by Hydro International dated 16 March 2026;
- Hydraulic Characteristics Drawing (Reference. 33585), prepared by Hydro International 16 March 2026; and
- Water Main Approval Certificate, dated 17 June 2026.
- Local Benefit Proposal, prepared by Casey dated 11 June 2026.

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

Ann Dixon

Date

30/06/2026