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: 23

Suffix:

Property Name:

Address Line 1: Northfield Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M40 3SZ

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

Easting (x): 389685

Northing (y): 402410

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Kirsty

Surname

McDonald

Company Name

Address

Address line 1

23 Northfield road,

Address line 2

new moston

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M40 3SZ

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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

Application to vary condition 2 (specified plans) attached to Planning Permission 143982/FH/2025 to amend the design and layout of the rear extension.

Reference number

PLA-2026-000400

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

10/08/2026

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

Condition number(s)

Condition 3 discharge

Has the development already started?

- [x] Yes
- [ ] No

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

08/05/2026

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 3

Discharge of Conditions

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

Answers to email sent Friday 4th September

1. Radcliffe red brick for front of the house to match the existing front, and Imperial weathered cheshire pre war (dual faced) for the side and back of the property to match existing side and back. (pictures have been uploaded to show matching to the property.
2.Natural slate same as what we have on the roof now. Marley tiles
3.White UPVC to match existing
4.Slate Grey velux windows
5. Fascia and guttering is black UPVC to match existing

Brick to match existing property, 100mm external brickwork
Slate roof to match existing roof on property
UPVC windows and doors double glazed safety glass pilkington K glass, Argon filled cavities.
Velux windows
Concrete block inaleaf, full filled cavity

pvc gutting to match existing
All pipes connected to existing draining system
Soil & Vent rodding eye
All draining encased in 100mm concrete passing under building and lintol over when passing through new and old walls volo filler with compressible sealant,
Brick to match existing

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

Kirsty McDonald

Date

09/10/2026

Amendments Summary

Changes to wording,
Tile name
New picture