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: 56

Suffix:

Property Name: Prospect House School

Address Line 1: Bank House Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M9 8LT

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

Easting (x): 385147

Northing (y): 403506

Description:

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Manifold

Company Name

Prospere learning Trust - Prospect House

Address

Address line 1

56 Prospect House School Bank House Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M9 8LT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

First name

India

Surname

Rogers

Company Name

Drees & Sommer UK Ltd

Address

Address line 1

Sibson Road

Address line 2

Address line 3

Town/City

Sale

County

Country

GB

Postcode

m33 7RR

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

Variation of Condition 2 (specified plans) and 3 (materials) attached to Planning Permission 141781/FO/2024 to include 2no. play shelters.

Reference number

144722/JO/2025

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

20/01/2026

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

Condition number(s)

6b and c

Has the development already started?

- [x] Yes
- [ ] No

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

15/07/2026

Has the development been completed?

- [x] Yes
- [ ] No

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

03/08/2026

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

6b and c

Discharge of Conditions

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

In respect of Planning Condition 6(b) and C.

"Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy."

Please find attached the asbestos investigation report. The intrusive investigation identified no contamination issues requiring remediation. As such, no Remediation Strategy was necessary or implemented in connection with the installation of the canopy structures.

We therefore consider that the attached report satisfies the requirements of Condition 6(b) by confirming that no contamination was encountered and that no remedial works were required.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] 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?

- [x] 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

First Name

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

Surname

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

Reference

144722/JO/2025

Date (must be pre-application submission)

01/01/2026

Details of the pre-application advice received

I spoke to Katie throughout the scheme and she has stated on email that the documents submitted are sufficient but need to be formally submitted to the planning portal - hence the discharge application.

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

India Rogers

Date

12/10/2026

Amendments Summary

discharging part c as well.