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: 4

Suffix: A

Property Name:

Address Line 1: Ridgefield

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M2 6EQ

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

Easting (x): 383680

Northing (y): 398264

Description:

Applicant Details

Name/Company

Title

Mr

First name

Oluwemimo

Surname

Adebiyi

Company Name

Hawt and Cocoa Ltd

Address

Address line 1

4A Ridgefield

Address line 2

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

Postcode

M2 6EQ

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

Mr

First name

Gary

Surname

macpherson

Company Name

Arthropod

Address

Address line 1

New Victoria mills

Address line 2

Wellington Street

Address line 3

Town/City

Bury

County

Country

GB

Postcode

BL8 2AL

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

Creation of new commercial Class E(b) unit with associated external alterations, including installation of new shopfront.

Reference number

144851/FO/2025

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

21/05/2026

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

Condition number(s)

2, 5 , 6, 7 and 8

Has the development already started?

- [x] Yes
- [ ] No

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

24/05/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

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

Please refer to Document 4A Ridgefield Proposed Discharge of Conditions 29th July 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

Gary macpherson

Date

14/08/2026