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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

387981

Northing (y)

400657

Description

Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Food store And Newton Street, Manchester, M40 1EZ

Applicant Details

Name/Company

Title

First name

Surname

Casey Group

Company Name

Address

Address line 1

Rydings Road

Address line 2

Address line 3

Town/City

Rochdale

County

Country

Postcode

OL12 9PS

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

Andrew

Surname

Leaver

Company Name

tp bennett

Address

Address line 1

Unit 2B Royal Mills

Address line 2

17 Redhill Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M4 5BA

Contact Details

Primary number

07583122887

Secondary number

Fax number

Email address

andrew.leaver@tpbennett.com

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a 3 and 5 storey buildings to form 81 residential apartments (Use Class C3a) and erection of 28, two storey dwellinghouses (Use Class C3a), including green spaces, landscaping, boundary treatment, access arrangements, parking and other associated works.

Reference number

138730/FO/2023

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

20/12/2024

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

Condition number(s)

C14 part (b) and C15 part (a) and part (b)

Has the development already started?

- [x] Yes
- [ ] No

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

05/01/2025

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

C14 part (b) relating to phase 2 only.
C15 part (a) and part (b) relating to phase 2 only

Discharge of Conditions

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

C14b - Condition 14b- Landscape Photographs showing the completed landscape works
C15 a and b - UG_2045_BNG_PC_Report_01_LR Biodiversity Net Gain post-completion report

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

Andrew Leaver

Date

15/10/2026