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: 9

Suffix:

Property Name:

Address Line 1: Pine Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 6UY

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

Easting (x): 384484

Northing (y): 391717

Description:

Applicant Details

Name/Company

Title

First name

A

Surname

McNicholas

Company Name

Address

Address line 1

9 Pine Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M20 6UY

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

M

Surname

McNicholas

Company Name

Address

Address line 1

WEST WINDS

Address line 2

THE PADDOCK

Address line 3

Town/City

HESWALL

County

Country

Postcode

CH601XJ

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 two storey rear extension and installation of rear dormer, existing front covered porch to be enclosed and associated external works that includes
widening of an existing access to provide off street parking

Reference number

139822/FH/2024

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

19/04/2024

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

Condition number(s)

3) No above groundworks shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ 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 Materials Schedule - PINE MATERIALS

Data Sheet ~ 73mm Olde Cheshire Common. Mortar Ref. To match existing - Natural
Data Sheet - Wienerberger Red Engineering. Mortar: Natural
Data Sheet / Specification - Dakea Roof Window - Conservation Style (Timber - Pine)
Data Sheet - Roof tiles - Marley Plain Clay Roof Tile (Acme Single Camber) Colour: Heather Sandfaced ~ to match with 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?

- [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

paul parker

Date

19/10/2026