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: 424

Suffix:

Property Name:

Address Line 1: Stockport Road

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M12 4EX

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

Easting (x): 386472

Northing (y): 395934

Description:

Applicant Details

Name/Company

Title

Dr

First name

Noman

Surname

Ehsan

Company Name

Shellco 148 Ltd

Address

Address line 1

Thameside Business Park

Address line 2

The Forum

Address line 3

Windmill Lane

Town/City

Denton

County

Country

Postcode

M34 3QS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

DK

Surname

Seddon

Company Name

Howard & Seddon ARIBA

Address

Address line 1

64 Washway Road

Address line 2

Address line 3

Town/City

Sale

County

Country

GB

Postcode

M33 7RE

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 a four storey mixed use development to provide a ground floor medical centre (Class E(e)) and residential accommodation comprising 9 apartments
(Class C3) with associated external works and car parking.

Reference number

142669/FO/2025

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

24/12/2025

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

Condition number(s)

CON 1 - MATERIALS
CON 4 - WINDOW DETAILS
CON 6 - DRAINAGE MAINTENANCE
CON 7 - ROLLER SHUTTER DETAILS
CON 10 - WASTE STORAGE SCHEME
CON 11 - AIR QUALITY
CON 14 - TRAVEL PLAN
CON 15 - EV CHARGING SCHEME
CON 16 - LIGHTING SCHEME
CON 18 - NOISE INSULTION POST COMP TEST
CON 19 - EXTERNALLY MOUNTED PLANT
CON 20 - VERIFICATION ENVIRO STANDARDS
CON 21 - VERIFICATION GROUND CONTAMINATION
CON 23 - BIODIVERSITY ENHANCEMENTS
CON 24 - LANDSCAPING
CON 25 - BOUNDARY TREATMENT
CON 26 - SECURE BY DESIGN ACCREDITATION
CON 27 - REPAVING STRATEGY
CON 32 - CAR PARK MANAGEMENT PLAN

Has the development already started?

- [x] Yes
- [ ] No

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

04/01/2026

Has the development been completed?

- [x] Yes
- [ ] No

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

08/10/2026

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

CON 1 - MATERIALS SHEDULE
CON 4 - WINDOW TECHNICAL DETAILS & DRAWING NUMBER 14,273/ 307A
CON 6 - DRAINAGE MAINTENANCE STRATEGY
CON 7 - ROLLER SHUTTER DETAILS - NO ROLLER SHUTTERS PROPOSED
CON 10 - WASTE STORAGE AND COLLECTION PROFORMA & DRAWING NUMBER 14,273/ 306A
CON 11 - AIR QUALITY ASSESSMENT
CON 14 - TRAVEL PLAN
CON 15 - EV CHARER SPECIFICATIONS AND LOCATIONS & DRAWING NUMBER 14,273/ 309A
CON 16 - LIGHTING SCHEME
CON 18 - POST COMPLETION ACOUSTIC TEST
CON 19 - EXTERNALLY MOUNTED PLANT DETAILS & DRAWING NUMBER 14,273/ 310A
CON 20 - ENVIRONMENTAL STANDARDS AND ENERGY VERIFICATION STATEMENT
CON 21 - VERIFICATION REPORT FOR GROUND CONTAMINATION
CON 23 - BIODIVERSITY ENHANCEMENTS & BIO-CREDIT QUOTATION
CON 24 - LANDSCAPING PLAN
CON 25 - BOUNDARY TREATMENT DETAILS DRAWING NUMBER 14,273/ 308A
CON 26 - SECURE BY DESIGN ACCREDITATION CERTIFICATION
CON 27 - REPAVING STRATEGY
CON 32 - CAR PARK MANAGEMENT PLAN

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?

- [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

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

01/10/2026

Details of the pre-application advice received

Dealt with previous 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.

- [x] I / We agree to the outlined declaration

Signed

DK Seddon

Date

20/10/2026