MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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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: 21

Suffix:

Property Name:

Address Line 1: Cresswell Grove

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 2NH

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

Easting (x): 384090

Northing (y): 392217

Description:

## Applicant Details

### Name/Company

Title

Mr

First name

Ali

Surname

Zolghadriha

Company Name

BOS7 Manchester Ltd

### Address

Address line 1

Unit 3, Barlow Moor Business Hub

Address line 2

483b Barlow Moor Road

Address line 3

Chorlton

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M21 8AG

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

Barry

Surname

Tang

Company Name

Tang and Associates Ltd - Chartered Architects

### Address

Address line 1

10/F, 1 City Approach

Address line 2

Albert Street

Address line 3

Eccles

Town/City

Manchester

County

Country

Postcode

M30 0BG

## 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

Change of Use of the existing lower ground floor level into 1 no. self-contained 1-bed apartment with external alterations to include new windows and lightwells.

Reference number

145494/FO/2026

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

14/05/2026

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

Condition number(s)

Condition 3 – Material Specifications
Condition 4 – Cycle Storage Details

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

Condition 3 – Material Specifications: See submitted document 9933 - Material Specifications_2026-10-15
Condition 4 – Cycle Storage Details: See submitted drawings 9933/102C & 9933/123A

## Site Visit

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

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ 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.

☑ I / We agree to the outlined declaration

Signed

Barry Tang

Date

16/10/2026