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

Woodpecker Hotel

Address Line 1

Selstead Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M22 1TP

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

Easting (x)

382079

Northing (y)

386225

Description

Applicant Details

Name/Company

Title

First name

Surname

Georgiou Properties

Company Name

Address

Address line 1

Woodpecker Hotel Selstead Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M22 1TP

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Carr

Company Name

Paul Carr Design Ltd

Address

Address line 1

38 Albert Road

Address line 2

Hale

Address line 3

Town/City

Altrincham

County

Country

Postcode

WA15 9AJ

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 three storey building to provide 17no. apartments (1 no. 1 bed, 14 no 2 bed and 2 no. 3 bed) together with associated parking and landscaping following demolition of existing building.

Reference number

138767/FO/2023

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

09/06/2026

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

Condition number(s)

Condition 25 - Construction management plan

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

The information submitted is in relation to the demolition phase, to enable the buildings to be cleared and the site made good.

CMP for the construction of the new building has yet to be completed, and will be submitted under a seperate application in due course.

Discharge of Conditions

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

Demolition phase construction management plan
Demolition phase site layout to accompany the CMP
Asbestos survey
Contractor's RAMs and methodology statement.

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 Carr

Date

28/10/2026