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)

388817

Northing (y)

396274

Description

Land At Junction Of Cross Lane, Chapman Street And Roxburgh, Manchester

Applicant Details

Name/Company

Title

Mr

First name

Jon

Surname

Scurr

Company Name

R&M Property Group

Address

Address line 1

The Colony HQ

Address line 2

Altrincham Road

Address line 3

Town/City

Wilmslow

County

Country

United Kingdom

Postcode

SK9 4LY

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

Manuel

Surname

Atkinson

Company Name

Bernard Taylor Partnership

Address

Address line 1

Elizabeth House

Address line 2

486 Didsbury Road

Address line 3

Heaton Mersey

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK4 3BS

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 4 x 2 bed houses and 4 x 1 bed cottage flats (Class C3) with associated car parking and landscaping

Reference number

136203/FO/2023

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

20/09/2023

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

Condition number(s)

Condition No. 24

Has the development already started?

- [x] Yes
- [ ] No

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

18/03/2024

Has the development been completed?

- [ ] Yes
- [x] No

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

Cond 24: External Plant.

- Z57053.5 RevC Condition 24a Condenser Noise Impact Assessment (the scheme)
- Z57053.5 RevB Condition 24b Condenser Noise Verification Report (the verification)

Summary:
- 24a: all off-site receptors comply. On site, Flats 18, 24, 71 and 77 exceeded the target by 8 to 12 dB with the units as first installed. The mitigation is Whisper Mode on the units serving 20, 22, 73 and 75, the units serving 20 and 22 moved further from the windows, and 1.8 m acoustic fences.
- 24b: the mitigation is installed and every receptor, on site and off site, now complies. The four affected flats are now 3 to 10 dB under target. The new unit and fence positions are shown on Figures 6 and 7.

Please refer to submitted information and 'Planning Tracker' document.

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

Bernard Taylor Partnership Limited

Date

18/11/2026