

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)

Northing (y)

Description

Former Bowlacre Nursing Home

Applicant Details

Name/Company

Title

Mr

First name

S

Surname

Elias

Company Name

Charlotte Street Estates Ltd

Address

Address line 1

2nd Floor

Address line 2

1 Ashley Road

Address line 3

Town/City

Altrincham

County

Trafford

Country

Postcode

WA14 2DT

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 2 no. semi-detached and 4 no. detached dwellings following demolition of existing vacant care home and garages, together with provision of associated hard surfaces, footways, and drainage infrastructure.

Reference number

21/01113/FUL

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

17/03/2022

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

Condition number(s)

Condition 4 ii (rate of discharge to the public sewer).

Has the development already started?

Yes

No

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

01/03/2022

Has the development been completed?

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

Fully discharge criterion ii) of Condition No.4 on approval number 21/01113/FUL.

Criterion i) of Condition No.4 was already approved under 22-00064-PLCOND dated 23rd November 2023.

Discharge of Conditions

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

Mabbett Drainage report ref. 314405/LA/JR (21/12/2023)

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

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

22/00064/PLCOND

Date (must be pre-application submission)

22/11/2023

Details of the pre-application advice received

All parties agree that the results of the on-site percolation testing that SuDs and soakaways have been ruled out. Therefore, attenuation and disposal to mains is the only option. The only part not agreed previously is the rate of discharge which is covered by 4 ii); this will need to be reappraised and justified.

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

Dan Matthewman

Date

26/03/2024