



Planning

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Manchester M60 2LA

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	
Postcode	WA3 7GB
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Miss
First name	Ellie
Surname	Philcox
Company name	Euan Kellie Property Solutions
Address line 1	Landmark House
Address line 2	Station Road
Address line 3	Cheadle Hulme
Town/city	Cheadle
Country	
Postcode	SK8 7BS
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Redevelopment of the site for a residential building (Class C3) with ground floor commercial uses (Class A1, A2, A3, A4, B1,D2 (Gym and Cinema) varying in height from 7 to 10 storeys to provide 183 apartments (8 x studio, 48 x 1 bed, 125 x 2 bed and 2 x 3 bed) with associated landscaping and other works following demolition of existing structure and artwork at junction of Tib Street and Church Street

Reference number

114146/FO/2016

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

27/10/2016

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

Condition number(s)

12

4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

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

15/06/2017

Has the development been completed?

☒ Yes ☐ No

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

11/08/2020

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

It is not possible for street trees to be successfully accommodated within the pavements of Tib Street, Church Street or Bridgewater Place as required by Condition 12 of Planning Permission 114146/FO/2016.

A Section 73 Application is therefore submitted to allow a payment through a legal agreement of sum of money for off-site tree planting in lieu of providing planting of street trees within the pavement of Tib Street, Church Street and Bridgewater Place required by Condition 12 and removal parts (b) and (c) of the condition.

Please see covering letter prepared by Euan Kellie Property Solutions dated 11 January 2022 for further details.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Removal of parts (b) and (c) of Condition 12.

Please see covering letter prepared by Euan Kellie Property Solutions dated 11 January 2022.

6. 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

7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

25/09/2021

Details of the pre-application advice received

Email correspondence with Angela Leckie who agreed that allowing for the legal / management fees that will need to be incurred that the Applicant will need to submit a S73 variation of condition application to vary condition 12(b).

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	St Helen's
Address line 2	1 Undershaft
Town/city	London
Postcode	EC3P 3DQ
Date notice served (DD/MM/YYYY)	17/12/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	
Address line 2	
Town/city	
Postcode	
Date notice served (DD/MM/YYYY)	17/12/2021

Person role

- ☐ The applicant
- ☒ The agent

Title	Miss
First name	Ellie
Surname	Philcox
Declaration date (DD/MM/YYYY)	17/12/2021

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)

17/12/2021