

**Planning**

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PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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

The Site is bounded by St Vincent Street and the Rochdale Canal to the north, edges of existing dwellings on Woodward Place to the west, Downley Drive to the south and Kingham Drive to the east. The western portion of the Site is currently vacant and secured by fencing, comprising predominantly of overgrown shrubland with a limited amount of hard standing.

The eastern portion of the Site is comprised of grassland with a limited number of trees. An unadopted path cuts through the Site from St Vincent Street to the north to Downley Drive to the South.

Applicant Details

Name/Company

Title

Ms

First name

Stephanie

Surname

Dylak

Company Name

Great Places Housing Association

Address

Address line 1

2a Derwent Avenue

Address line 2

Address line 3

Town/City

Manchetser

Country

United Kingdom

Postcode

M21 7QP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Stephen

Surname

Anderson

Company Name

Buttress

Address

Address line 1

41 Bengal Street

Address line 2

Address line 3

Town/City

Manchester

Country

United Kingdom

Postcode

M4 6AF

Contact Details

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 23, 3 storey dwellinghouses (Use Class C3a) and the erection of a 4 storey building to form 45 residential apartments (Use Class C3a) (68 new homes in total) with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works

Reference number

130390/FO/2021

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

29/07/2021

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

Condition number(s)

Condition 2

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Amendment to site boundary (red line) and tree removal. Updated drawings submitted with this application.

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

Condition 2 - change the wording of the drawing list to substituted previously submitted drawings with the following:

Architectural Drawings:

8801-BA-00-00-DR-A (01) 003 Rev 6 – Existing Site – Location Plan

8801-BA-00-00-DR-A (01) 006 Rev 5 – Existing Site – Levels

8801-BA-00-00-DR-A (01) 007 Rev 10 – Existing & Proposed Highways & Towpaths

8801-BA-00-00-DR-A (01) 010 Rev 5 - Existing Site – Topo Survey

8801-BA-00-00-DR-A (04) 001 Rev 16 – Site Plan - Proposed

8801-BA-00-04-DR-A (04) 002 Rev 6 – Site – Roof Plan

8801-BA-00-00-DR-A (04) 208 Rev 3 – Apartments Proposed Levels

Landscape Drawings:

1907/p/01 Rev F – Landscape General Arrangement

1907/p/02 Rev B – Apartment Layout Detail

1907/p/03 Rev D – Boundary Treatments Key Plan

1907/p/04 Rev C – Housing Area Detail

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

Date (must be pre-application submission)

01/12/2021

Details of the pre-application advice received

Great Places/MCC/Buttress meeting dated 01/12/2021 and follow up Email correspondence dated 02/12/2021

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

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 left 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:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

P.O.Box 532

Address Line 2:

Town Hall

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

02/12/2021

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Stephen

Surname

Anderson

Declaration Date

01/03/2022

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Stephen Anderson

Date

02/03/2022

Amendments Summary

Applicant details amended.