



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	Land off Gate Street/Victoria Street, To the rear of Nos 2-24 Range St & 1 - 33 Hovis St
Address line 1	To the Rear of Nos 2 - 24 Range Street & 1 - 33 Hovis St
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	

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

Easting (x)	388359
Northing (y)	397640

Description

2. Applicant Details

Title	Ms
First name	Victoria
Surname	Nield
Company name	Mosscafe St Vincents Housing Group
Address line 1	7th Floor Trafford House
Address line 2	Chester Road
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M32 0RS
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Simon
Surname	Dennis
Company name	Bernard Taylor Partnership Ltd
Address line 1	Elizabeth House
Address line 2	486 Didsbury Road
Address line 3	Heaton Mersey
Town/city	Stockport
Country	England
Postcode	SK4 3BS
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

Proposed erection of 11 no. family houses with associated car parking, landscaping and boundary treatments.	
Reference number	
122030/FO/2018	
Date of decision (date must be pre-application submission)	30/04/2019
Please state the condition number(s) to which this application relates	
Condition number(s)	
No.2 & 19	

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)

04/05/2020

Has the development been completed?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

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

Condition 2 - Referenced Drawings

Drawing submitted with this application, ref. GS-BTP-00-BD-DR-A-3373-203(rev.6) to substitute that previously approved (GS-BTP-00-BD-DR -A- 3373-112 rev.2)

Condition 19 - Boundary Treatments

The front boundaries have been changed to railings to increase the space for residents to the front of properties, give the street scene a more open appearance and improve security by reducing places to hide. The specification of the brick to be used on the boundaries has also been added to the drawing.

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

2) Drawing ref. GS-BTP-00-BD-DR-A-3373-203(rev.6) to substitute that previously approved (GS-BTP-00-BD-DR -A- 3373-112 rev.2).

19) The positions, heights, and type of boundary treatment around the development hereby approved shall be erected in accordance with the plans numbered GS-BTP-00-BD-DR-A-3373 - 203.6. The approved scheme shall be implemented in full before each particular property is first occupied and retained as such thereafter.

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)

Details of the pre-application advice received

Initial discussion requested full justification for proposed change, which was provided by email (21/10/21), explaining that existing services connections from the former terrace houses remain in the pavement and foot path area and that restrictions from the Utilities companies will not allow these to be built over. It is therefore proposed to form the front boundaries (onto Gate Street) with metal railings, retaining the originally proposed low-level wall with railing above to the boundaries to Victoria Street.

8. Ownership Certificates and Agricultural Land Declaration

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	
First name	Simon
Surname	Dennis
Declaration date (DD/MM/YYYY)	02/11/2021

☒ 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)	02/11/2021
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