



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	M14 76JY
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Simon
Surname	Plowman
Company name	Plan:8 Town Planning Ltd
Address line 1	G7 44 Europa Business Park
Address line 2	Bird Hall Lane
Address line 3	
Town/city	Stockport
Country	United Kingdom
Postcode	SK3 0XA
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

Erection of a part four, part six-storey building to provide A1/A2/A3 use at ground floor with 54 apartments above (12 one bedroom, 29 two bedroom, 10 three bedroom, 3 four bedroom) with 61 car parking spaces and 56 cycle spaces in two levels of basement car parking with associated landscaping	
Reference number	111739/FO/2016/S1
Date of decision (date must be pre-application submission)	28/07/2016
Please state the condition number(s) to which this application relates	
Condition number(s)	Condition 2 Plans

4. Description of the Proposal

Condition 4 Contaminated Land
Condition 5 Noise Insulation
Condition 6 Noise of External Equipment
Condition 8 Noise Insulation (commercial)
Condition 12 Opening Hours
Condition 13 Shutters
Condition 19 Construction Management Plan
Condition 21 Drainage

Has the development already started?

☒ Yes ☐ No

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

31/08/2017

Has the development been completed?

☒ Yes ☐ No

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

06/11/2019

5. Condition(s) - Removal/Variation

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

To align with the development as built - as agreed the best way forward to achieve regularisation with Mr Morris of MCC Planning

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

As shown on the attached supporting letter and in summary below:

Condition 2 Plans – Varied to include new plans numbers to reflect the changes to the elevations:
•Elevations 3453:02 by RA Fisk and Associates
•Elevations 3453:03 by RA Fisk and Associates
•Elevations 3453:04 by RA Fisk and Associates
Condition 4 Contaminated Land – removed
•Discharged in accordance with detailed reports provided by L K Group – copy supplied reference LKC 16 1253
Condition 5 Noise Insulation – varied
•Noise insulation shall be installed in accordance with Echo Noise Consultants 12.05.2021 memorandum
Condition 6 Noise of External Equipment – varied
•Noise insulation to be in accordance with Echo Noise Consultants
Condition 8 Noise Insulation (commercial)
•Noise insulation to be in accordance with Acoustic & Engineering Consultants Limited note dated 31 May 2019
Condition 12 Opening Hours – varied
•Monday to Sunday 07:00 to 23:59
Condition 13 Shutters – varied
•Any rollershutters to be installed shall be completed in accordance with plan 3453:06 Rollershutters by R A Fisk and Associates
Condition 19 Construction Management Plan – removed
•Development complete
Condition 21 Drainage – varied
•Drainage to be installed in accordance with the details submitted in one document containing the following items:
oAlumsac Roofing proposed specification Project ID: SP118889-S1 10.09.2021
oBlue roof location plan by Crown Advisory ED.21.SC
oProposed attenuation plan by FOB Design – plan SK01
oAlumasc Roofing detailed sections and technical data

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):

7. Pre-application Advice

Officer name:

Title	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

16/06/2021

Details of the pre-application advice received

Agreed that the best way to regularise the conditions was to submit a S73 application.

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	Mr
First name	Simon
Surname	Plowman
Declaration date (DD/MM/YYYY)	21/09/2021

☒ 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)	21/09/2021
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