



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	M15 5RN
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	Joseph
Surname	Smith
Company name	Triangle Architects
Address line 1	Triangle Architects Ltd
Address line 2	Raven House
Address line 3	113 Fairfield Street
Town/city	Manchester
Country	United Kingdom
Postcode	M12 6EL
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

Variation of condition nos. 2 ,10, 12,18 and 22, attached to planning permission ref: 122797/FO/2019 to enable elevational alterations in connection with the reconfiguration of the internal layout of plot no.27, and changes to external layout of plot no.27 in relation to refuse and cycle storage, landscaping and boundary treatment.

Reference number

127711/JO/2020

Date of decision (date must be pre-application submission) 15 September 2020

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

Condition number(s)

1, 21

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)

01/06/2020

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

Following a survey on site, it has been determined that the condition of the existing brick wall on the north boundary of the site is unsafe, due to it being constructed without foundations or lateral reinforcement. One Manchester and BT, whom occupy the neighboring site, have been in discussions about how to deal with the party wall, and both agree that the best long term solution will be to demolish the existing masonry wall, and construct new fences.

The new design includes a small masonry retaining wall, to retain circa 500mm of level difference between the two sites (BT being the higher side). The proposal for the new fences is to utilise metal posts to support both sides, therefore avoiding the need for a maintenance strip between two fencelines. On the BT side will be triple point palisade fencing, to meet BT's standard specification based on their security requirements. On the development side will be close boarded timber fencing, full height to conceal the palisade fencing on the other side and provide a uniform, attractive finish to the rear of the gardens to the new dwellings.

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

Condition 1: Substitute updated drawing 02G Proposed Site Plan for superseded drawing 02F Proposed Site Plan, to incorporate updated boundary treatment references.

Condition 21: Substitute updated drawing 02G Proposed Site Plan for superseded drawing 02F Proposed Site Plan, to incorporate updated boundary treatment references, and new drawing SK22C, to include new boundary treatment details.

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)

21/09/2021

Details of the pre-application advice received

Emails were sent by the agent on 25th August 2021 and 21st September 2021 and the agent had follow up phone conversations with the planning officer. The planning officer advised that it would be preferable to avoid a gap between the two fences, where rubbish might accumulate and where future maintenance might become an issue. They also advised that paladin fencing would be preferred to palisade fencing, however, BT would not deviate from their standard security specification. Furthermore, they informed the agent that if the works were outside of the redline boundary, a separate application would be required. The design team considered this in their proposals, which are restricted to the area currently occupied by the masonry wall and are therefore part of the development site within the redline boundary. As such, it was decided that a S73 application would be more effective than a new application because it would be simpler to associate these works with the existing permission.

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	Dave
Surname	Holland
Declaration date (DD/MM/YYYY)	15/10/2021

☒ 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)	15/10/2021
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