



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. 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

Land Bounded By Hulme Hall Lane, Varley Street, Iron Street, Coleshill Street And Rochdale Canal, Manchester, M40 8HH

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	NE12 8EX
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

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

Planning Application for housing-led mixed use development comprising: a maximum of 410 new dwellings (Class C3); and , comprising Class E (Commercial, business and service) use , (maximum floorspace 744 sq.m GIA in total); recreation open space and landscaping; and associated access off Hulme Hall Lane, Varley Street and Iron Street, infrastructure provision and car parking

Reference number

125596/FO/2019

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

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

Condition number(s)

Planning Condion 44

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

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

The viability assessment submitted as part of the planning application for the Manox Site (Ref.125596/FO/2019) demonstrated that the provision of affordable housing through the planning process by the developer is not viable. Hence, provision of 114 affordable dwellings on the Manox site are to be grant funded.

Homes England have raised concern that Planning Condition 44 is not compatible with their Funding Conditions in that it renders the units covered by planning condition 44 ineligible for affordable home programme grant. Effectively this means we cannot continue with the current transaction proposed with our Registered Provider Partner (One Manchester Limited) whilst Planning Condition 44 remains in situ as the Registered Provider is unable to secure the grant funding necessary to support their purchase price for the 114 affordable dwellings.

Therefore, we are seeking removal of Planning Condition 44 wholly in order to bring forward delivery of the 114 affordable dwellings. Delivery of the 114 affordable dwellings can be secured via the Development Agreement with the City Council and provisions in the leases (fulfilled by virtue of the City Council's landownership interest). Therefore, the City Council can be re-assured that the affordable housing provision will still be maintained despite the removal of Planning Condition 44.

For avoidance of doubt all other documents, drawings and reports approved as part of planning permission Ref. 125596/FO/2019 remains unchanged.

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

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6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

6. Site Visit

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

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	P O Box 532
Address line 2	Town Hall
Town/city	Manchester
Postcode	M60 2LA
Date notice served (DD/MM/YYYY)	06/10/2021

Person role

- ☒ The applicant
- ☐ The agent

Title

Mr

First name

Saif

Surname

Uddin

Declaration date (DD/MM/YYYY)

06/10/2021

☒ 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. ☒

9. Declaration

Date (cannot be pre-application)

07/10/2021