



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	Land bounded by Abbey Hey Lane and Battersby Street
Address line 2	Hr Openshaw
Address line 3	
Town/city	Manchester
Postcode	
Description of site location must be completed if postcode is not known:	
Easting (x)	389432
Northing (y)	397260

Description

New development of 2 storey affordable dwellings consisting of 13 houses and 2 flats, all for social rent and with in-curtilage parking, front and rear gardens.

2. Applicant Details

Title	Mr
First name	Jon
Surname	Benson
Company name	Mosscafe St Vincent's Housing Group
Address line 1	7th Floor Trafford House
Address line 2	Old Trafford
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	Greater Manchester
Postcode	M32 0RW
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	Michael
Surname	Stewart
Company name	Michael Stewart Architecture
Address line 1	75 Parsonage Road
Address line 2	Heaton Moor
Address line 3	
Town/city	Stockport
Country	
Postcode	SK4 4JL
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 13 x two storey dwelling houses and 1 x two storey block of 2 apartments with garden areas, boundary walls, fencing, gates and landscaping and the formation of an internal road to in-curtilage car parking spaces accessed via Battersby Street.

Reference number	125803/FO/2019
Date of decision (date must be pre-application submission)	01/05/2020

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

Condition number(s)	Condition 11. Omit cycle stores. Instead, use secure Sheffield Stand or Torc anchor series 2. See attached proposals. The stand or anchor will be poisoned in
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4. Description of the Proposal

the dedicated cycle space where the store was shown.
Condition 15. Omit PV in accordance with revised energy statement. See attached drawing 18.07 EL01B, 18.07 PL05B, 18.07 PL08D.

Has the development already started? ☒ Yes ☐ No

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

17/08/2020

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)
Change to revised drawings/ statement numbers due to Non Material Amendments or change to a condition.
- Condition 8)
Change to revised drawings/ statement numbers due to Non Material Amendments or change to a condition.
- Condition 9)
Change to revised drawings/ statement numbers due to Non Material Amendments or change to a condition.
- Condition 11)
Cycle stores omitted due to on going maintenance costs and to maximise rear garden area.etc. Security retained by using Sheffield stands, one per dwelling or similar. See letter from MSV dated 30.06.21 with application.
- Condition 12)
Change to revised drawings/ statement numbers due to Non Material Amendments or change to a condition.
- Condition 13)
Change to revised drawings/ statement numbers due to Non Material Amendments or change to a condition.
- Condition 14)
Change to revised drawings/ statement numbers due to Non Material Amendments or change to a condition.
- Condition 15)
Change to revised drawings/ statement numbers due to Non Material Amendments or change to a condition.
- Condition 22)
Proposal to omit roof PV but satisfy the Energy requirements using fabric first approach as justified in revised Energy Statement

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

- Condition wording to be changed.
- Condition 2)
20.03 BDT01D Proposed Boundary Details Sheet 1
20.03 BDT02E Proposed Boundary Details Sheet 2
18.07 EL01B Proposed Street Elevations
20.03 PL03H Proposed Site Ground Plan
18.07 PL05P2 Proposed Site Roof Plan
18.07 PL07P2 Proposed 3B 4P House plans and Elevations
Energy Statement by Lancaster Maloney 2011/00
- Condition 8)
20.03 PL03H Proposed Site Ground Plan
18.07 PL05P2 Proposed Site Roof Plan
18.07 PL07P2 Proposed 3B 4P House plans and Elevations
- Condition 9)
Before the occupation of the development windows to bathrooms as so indicated on the approved drawings ref:
20.03 PL03H Proposed Site Ground Plan
18.07 PL05P2 Proposed Site Roof Plan
18.07 PL07P2 Proposed 3B 4P House plans and Elevations
- Condition 11)
Before the occupation of the authorised development, details of the design and appearance of a secure method of parking a cycle as on drawing referenced: 20.03 PL03H Proposed Site Ground Plan shall be submitted to and approve in writing by the City Council and local planning authority.
- Condition 12)
20.03 PL03H Proposed Site Ground Plan
- Condition 13)
20.03 BDT01D Proposed Boundary Details Sheet 1
20.03 BDT02E Proposed Boundary Details Sheet 2
- Condition 14)
Notwithstanding the detail of drawings referenced: 20.03 BDT01D Proposed Boundary Details Sheet 1; 20.03 BDT02; Proposed Boundary Details Sheet 2;
20.03 PL03 H Proposed Site Ground Plan

5. Condition(s) - Removal/Variation

Condition 15)
20.03 PL03 H Proposed Site Ground Plan.

Condition 22)
he development hereby approved shall be carried out in accordance with
document referenced: Energy Statement by Lancaster Maloney 2011/00.

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

Send in proposals for planning to review prior to submission.
Removal of PV will be supported if it can be justified in the revised energy statement.

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

Surname

Declaration date (DD/MM/YYYY)

☒ 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)

01/07/2021