



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	Brookstone Close
Address line 2	
Address line 3	
Town/city	
Postcode	

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

Easting (x)	382812
Northing (y)	392864

Description

2. Applicant Details

Title	
First name	Emma
Surname	Litchfield
Company name	Southway Housing Trust
Address line 1	Southern Gate
Address line 2	729 Princess Road
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M20 2LT
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Miss
First name	Madeleine
Surname	Mooney
Company name	Triangle Architects
Address line 1	Raven House
Address line 2	113 Fairfield Street
Address line 3	
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

Erection of a three-storey apartment block to form 12no. (2 bedroom) apartments with associated car parking and landscaping.	
Reference number	
126076/FO/2020	
Date of decision (date must be pre-application submission)	07/05/2020
Please state the condition number(s) to which this application relates	
Condition number(s)	
2, 8, 11, 12, 16 & 19	

4. Description of the Proposal

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

Following investigations on site, the location of a gas main and electricity cable has been confirmed. In order to avoid encroachment on these at the south east corner, the building has been moved away from this. To aid this, apartments layouts have also been adjusted to be longer and thinner whilst still retaining the required floor areas to meet Manchester Space Standards. This change requires the removal of tree no. T2 from the Arboricultural Impact Assessment.

A ground floor window into the Living/Dining Room of Plot 1 has been removed, due to this previously being positioned to face into the bin store.

It is proposed to obscure the first and second floor bedroom windows on the west elevation to a height of 1.7m rather than being fully obscured. The obscure glazing will be to level 5 of the Pilkington Glass Scale.

The Boundary Treatment Details have been amended to allow railing posts to be fixed directly into the ground.

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

Variation of condition 2 to amend the list of approved drawings as follows:

1.02 Rev C replaced by 1.02 Rev D
1.03 Rev B replaced by 1.03 Rev C
1.04 Rev B replaced by 1.04 Rev C
1.05 Rev B replaced by 1.05 Rev C
1.06 Rev C replaced by 1.06 Rev D
P.1206.19 replaced by P.1206.19A

Variation of condition 8 to revise the approved Replacement Tree Scheme.

Variation of conditions 11 & 12 to revise the approved Landscaping Scheme.

Variation of condition 16 to amend drawing references to 1.02D and 1.06D.

Variation of condition 19 to allow obscure glazing to bedroom windows on the first and second floors of the west elevation to a height of 1.7m only.

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

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate

8. Ownership Certificates and Agricultural Land Declaration

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	Capital Programmes and Procurement
Address line 2	PO Box 532 Town Hall
Town/city	Manchester
Postcode	M60 2LA
Date notice served (DD/MM/YYYY)	01/07/2021

Person role

- ☐ The applicant
- ☒ The agent

Title	Miss
First name	Madeleine
Surname	Mooney
Declaration date (DD/MM/YYYY)	01/07/2021

☒ 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)	01/07/2021
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