

**Planning**

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Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

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

Applicant Details

Name/Company

Title

HUS Property Developments Ltd

First name

Wasil

Surname

Hussain

Company Name

HUS Property Developments Limited

Address

Address line 1

11 Warwick Road,

Address line 2

Address line 3

Old Trafford

Town/City

Country

United Kingdom

Postcode

M16 0QQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

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

Proposal: Change of use of former police station to 6 x two bed self-contained apartments (Class C3), including the erection of a 3 storey rear extension, following demolition of rear single storey and two storey outriggers and elevations alterations to front including new front entrance.

Reference number

128136/FO/2020

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

14/01/2021

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

Condition number(s)

Condition 2

Has the development already started?

☒ Yes

☐ No

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

07/10/2021

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

On speaking with Adrian Murphy of Greater Manchester Police following his SBD report, he advised that it would be best to have the Bins to the top floor flats 5 & 6 at the front, his argument was that to ask the occupants to walk around the building which is via Barlow Moor Road through the ginnel of Davenfield to put the rubbish in the bin would not be secure/unsafe, whereas the other flats have access from the rear of their apartments to the bins.

Not only would this provide a better degree of security it would allow the applicant to obtain a Gold Accredited SBD as long as all other requirements are in place on completion.

I have spoken to Josh at Busy Bins who are the private bin collection company, they say 2No 360l bins for each apartment 5 & 6 (total 4No, larger than the normal size bins) would suffice for both apartments and can easily be emptied and replaced from the front in the location shown on drawing 100 attached without disruption to the traffic/pedestrians as this happens along Wilmslow road currently, (not just bins but bags of rubbish).

The bins would be in its own brick enclosure with lid and sliding doors to allow ease of access and thus not seen from the front, again refer to the drawing 100 for the specification.

In addition is the removal of the ramp - again this is a security issue in that the existing ramp is so close to Apartment 1 window, not to mention its poor appearance and not in keeping with the front facade of the lovely elevation. The ramp was needed due to the building being of public use, used by members of the public. The conversion into apartments under the building regulations the ramp is not required. Demolition of the ramp has already been carried out. In our opinion to have sitting out areas for use at the front by the ground floor apartments watching the world of Didsbury go by is a far more appealing aspect and in character with the surroundings.

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

Amended Drawing - Existing Layout 01A amended showing correct front boundary wall and columns.

Amended Drawing - Proposed Layout 6No two bed apartments 12D replaced with the attached 12F

New Drawing - Front elevation and external layout 100 this drawing shows the existing, planning approved and applied for elevations and external layout at a larger scale.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email

Date (must be pre-application submission)

05/04/2022

Details of the pre-application advice received

Emailed David regarding the bins and his emailed response is:-

You'll need to submit a S73 application,(variation of condition) it appears acceptable in principle, especially if it is completely hidden from view.

The only potential issue will be Environmental Health who I imagine would not be willing to agree to just two bins per flat for flats 5 and 6.

They'd expect to see 4 per flat given the recycling requirements of the City. We'll know for once they've been formally consulted.- i have addressed this in the previous statement

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

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

Derek

Surname

Watmough

Declaration Date

15/05/2022

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Derek Watmough

Date

15/05/2022