



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	351-359
Address line 1	Palatine Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M22 4FY
Description of site location must be completed if postcode is not known:	
Easting (x)	383009
Northing (y)	390187
Description	

2. Applicant Details

Title	Mr
First name	Tom
Surname	Morgan
Company name	Gustav Bonnier
Address line 1	Gustav Bonnier
Address line 2	St John's House
Address line 3	22 Royal Green Road
Town/city	Northenden

2. Applicant Details

Country	United Kingdom
Postcode	M22 4NG
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	Harry
Surname	Calder
Company name	calderpeel architects
Address line 1	Market Court
Address line 2	20-24 Church Street
Address line 3	
Town/city	Altrincham
Country	United Kingdom
Postcode	WA14 4DW
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

Demolition of existing properties and new build development to include ground floor retail/commercial unit with 3 floors of residential accommodation above with associated parking to rear.

Reference number

121828/FO/2018

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

14/08/2020

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

Condition number(s)

Condition 2 - The development hereby approved shall be carried out in accordance with the following drawings and documents

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

The basement has been removed meaning the plant room will now be located on the ground floor. the length of the building has been reduced by 500mm to allow wider vehicular access to the side of the building. the floor level has been raised 600mm above the flood level (as requested in condition 7) therefore ramped access has been added. Commercial bin store added to the rear meaning the reduction of 1No. car parking space.

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

Replacement of drawing references with updated revisions

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

To apply for a section 73 application for variations to the floor and site plan.

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

8. Ownership Certificates and Agricultural Land Declaration

First name	Tom
Surname	Morgan
Declaration date (DD/MM/YYYY)	03/03/2021

☒ 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)	03/03/2021
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