



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

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

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	M19 3QB
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

Erection of 64 no. dwellings comprising of; 28 x two bedroom apartments with associated 28 space car park and communal bin storage area; 22 x three bedroom houses; 6 x four bedroom houses; 8 four bedroom houses with garages, boundary treatments (including walls, railings gates and fences), formation of new access road linking Elbow Street and Stanhope Street and landscaping following demolition of existing buildings;

Variation of condition nos. 2, 12, 14, 16, 23, 25, 27 and 29 attached planning permission ref: 113618/FO/2016 to enable alterations to the site layout, housetypes, boundary treatment, internal layouts to apartments, and removal of secondary pedestrian access to apartments;

Variation of condition nos. 1, 13, 15, 22, 24 and 35 relating to planning permission 113618/FO/2016 to allow the formation of an entrance porch to authorised apartment block with access via courtyard.

Variation of conditions 1, 13, 15, 22, 24 and 35 of planning permission ref: 123034/JO/2019 to allow reconfiguration of houses and gardens within plots 14 - 16 (inclusive), including substitution of house types and revisions to: the vehicular entrance to the apartment car park to incorporate inward opening gates and wall and railing design relating to street boundaries.

Reference number

113618/FO/2016
117820/JO/2017 (amendment to full application 113618/FO/2016)
12303/JO/2019 (amendment to 117820/JO/2017)
123813/JO/2019

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

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

Condition number(s)

Conditions 1, 11, 12, 13, 15, 24, 35, 36

Has the development already started?

☒ Yes ☐ No

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

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

Current approval relates to a different boundary treatment.

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

5. Condition(s) - Removal/Variation

The current approved boundary of a 2 course masonry wall with railings on top would require breaking out tarmac footpaths to the front of the affected homes. A period of brickwork followed by the reinstatement of railings and tarmac would create access restrictions and the height of the proposed design would obstruct window openings to the front of some properties, primarily to the properties on Elbow Street.

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	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

18/11/2020

Details of the pre-application advice received

On balance, the proposed provisions of a black railing boundary with a 150mm high litter trap plate would be acceptable in principle.

However, the planning permission relates to a different approved boundary treatment. The proposed revision involving railings and a litter trap plate will therefore need to be submitted as s.73 application to vary the detail of the approved drawings. Whilst effort will be made to deal with the application speedily, it will need to be subject to a 21 day consultation.

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

8. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Lovell House
Address line 1	Archway 6
Address line 2	Hulme
Town/city	Manchester
Postcode	Archway 6, Hulm
Date notice served (DD/MM/YYYY)	02/11/2020

Person role

- ☒ The applicant
☐ The agent

Title	
First name	
Surname	Mulbury Homes
Declaration date (DD/MM/YYYY)	27/11/2020

☒ 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)	27/11/2020
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