



Planning

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
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)	389156
Northing (y)	396472

Description

Land off Abbey Hey Lane

2. Applicant Details

Title	Mr
First name	Mike
Surname	Bagot
Company name	Rowlinson Constructions Limited
Address line 1	London House
Address line 2	London Road South
Address line 3	Poynton
Town/city	Stockport

2. Applicant Details

Country	
Postcode	SK12 1YP
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Eleanor
Surname	McCallum
Company name	Pozzoni LLP
Address line 1	Woodville House, 2 Woodville Road
Address line 2	
Address line 3	
Town/city	Altrincham
Country	
Postcode	WA14 2FH
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 part three, part four storey extra care facility (comprising 106 apartments and ancillary cafe/restaurant and hair and beauty uses) with associated car parking, landscaping and boundary treatment.

Reference number

119149/FO/2018

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

15/03/2018

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

Condition number(s)

Condition 2; Condition 3; Condition 7

4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

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

27/05/2019

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 - Amendment to incorporate revised drawings and information
Condition 3 - Amendments to the previously approved materials - Please see drawings 4332_1350H Planning Elevations Sheet 1; 4332_1351H Planning Elevations Sheet 2 and supporting information 4332_Gorton Extra Care External Materials List_Revision D and product specification reg: Etex (eternit) Thrutone - Small Format Tile (blue-black).
Condition 7 - Amendment to incorporate revised energy statement
Condition 24 - Amendment to incorporate revised drawings
Condition 31 - Amendments to Levels around Bin / Cycle Store see drawing 3384-SHD-00-ZZ-DR-C-0001 Levels GA

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

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

- Plan refs: 4332_1100rev. B (location plan) , 4332_1200rev.E (ground and first floor plans) 4332_1201 rev.D (second and third floor plans) ; 4332_1202D,(communal facilities plan); 4332_1600 rev.E (waste container and cycle stores); 4332_8001 rev.A (northern footpath site layout); 4332_1700 (artists impression street scene);
- Energy Statement ref: Z26387.2 Bellamy Court ESS 2020-06-04-PA
- Plan ref: 4332_8000 rev.M (proposed site layout); 4332_1350 rev.H (Elevations sheet 1); 4332_1351 rev.H (Elevations sheet 2)

Condition 7
The development hereby approved shall only be carried out in accordance with measures detailed in the Energy Statement ref: Z26387.2 Bellamy Court ESS 2020-06-04-PA. A post construction Sustainability Review document demonstrating achievement at least very good BREEAM rating, shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the building hereby approved is first occupied. The Sustainability Review document will provide evidence once the building has been erected that it has been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use

Condition 24:
The proposed charging points for vehicles shall be implemented in accordance with the details shown on site ref: 4332 - 8000 rev.M (proposed site layout plan).

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)

16/04/2020

7. Pre-application Advice

Details of the pre-application advice received

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	Ms
First name	Eleanor
Surname	McCallum
Declaration date (DD/MM/YYYY)	05/06/2020

☒ 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)	05/06/2020
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