MANCHESTER CITY COUNCIL
Planning
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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)	385375
Northing (y)	394053

Description

Oaklands House, 8 Wilbraham Road
Site is between The Beeches number 6 at one side and a building number 10 to the other side.

2. Applicant Details

Title	Mr
First name	Ray
Surname	Liu
Company name	Bardsley Construction Ltd,
Address line 1	Bardsley Construction Ltd,
Address line 2	Headway House, Square Globe,
Address line 3	Globe Ln
Town/city	Dukinfield

2. Applicant Details

Country	
Postcode	SK16 4RG
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Ms
First name	Henar
Surname	Palomar
Company name	Bernard Taylor Partnership Ltd
Address line 1	Elizabeth House
Address line 2	486 Didsbury Road
Address line 3	Heaton Mersey
Town/city	Stockport
Country	England
Postcode	SK4 3BS
Primary number	[redacted]
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 four-storey building to provide 36 self-contained retirement flats, with associated parking and landscaping

Reference number

121377/JO/2018

Date of decision (date must be pre-application submission) 25/09/2018

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

Condition number(s)

2) The development hereby approved shall be carried out in accordance with the following drawings and documents: 107413/FO/2014/S1 2608 S2 P100, 2608 S2 P113 Rev B, 2608 S2 P115, 2608 S2 P116, 2608 S2 P120, Crime Impact Statement 2014/0694/CIS/01 Rev A, Design and Access statement stamped as received on 25 November 2014, Tree report ref OL-BS-001 Rev A dated August 2014.
Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

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): 01/11/2018

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

We need to place a boiler flue on the rear elevation, therefore the elevation will have a flue above one of the lower roofs.

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

Appearance of the elevation will be altered.

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	Mrs
First name	Jennifer
Surname	Connor
Reference	

Date (Must be pre-application submission)

12/06/2019

Details of the pre-application advice received

Boiler flue could be dealt with by a variation of the specified plans condition.

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.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left 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	Robert Pleasance
Number	8
Suffix	
House Name	Oaklands House
Address line 1	Wilbraham Road
Address line 2	
Town/city	Fallowfield
Postcode	m14 6jw
Date notice served (DD/MM/YYYY)	30/07/2019

Person role

- ○ The applicant
- ◉ The agent

Title	Ms
First name	Henar
Surname	Palomar
Declaration date (DD/MM/YYYY)	30/07/2019

☑ 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)	30/07/2019