MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

PLANNING AND BUILDING CONTROL
14 SEP 2017

CDN/17/0580

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	SIMON
Last name:	MARSHALL.
Company (optional):	THE PRUDENT ASSURANCE COMPANY LTD
Unit:	
House number:	
House suffix:	
House name:	COMMERCIAL DEVELOPMENT PROJECTS LTD
Address 1:	HUDDERSFIELD ROAD
Address 2:	
Address 3:	
Town:	ELLAND
County:	WEST YORKSHIRE
Country:	
Postcode:	HX5 9BW

2. Agent Name and Address

Title:	MR
First name:	ALAN
Last name:	PALMER
Company (optional):	3 PLUS ARCHITECTS
Unit:	
House number:	47
House suffix:	
House name:	THE HIVE
Address 1:	LEVER STREET
Address 2:	
Address 3:	
Town:	MANCHESTER
County:	GREATER MANCHESTER
Country:	UK
Postcode:	M1 1FN

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	
House number:	
House suffix:	
House name:	BRAZENNOSE HOUSE.
Address 1:	BRAZENNOSE STREET.
Address 2:	
Address 3:	
Town:	MANCHESTER
County:	GREATER MANCHESTER.
Postcode (optional):	M2 5AS

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

DEMOLITION OF BRAZENNOSE HOUSE AND ASSOCIATED STRUCTURES AND DEVELOPMENT OF A NEW OFFICE BUILDING (USE CLASS B1), WITH GROUND FLOOR RETAIL USES (USE CLASSES A1, A2 AND A3), BASEMENT CAR PARKING, SERVICING, AND CYCLE PARKING, HIGHWAYS WORKS TO MULBERRY STREET, NEW PUBLIC REALM AND LANDSCAPING, AND ASSOCIATED WORKS.

Reference number: 111805/FO/2016/C1 Date of decision (DD/MM/YYYY): 07/04/2016 (date must be pre-application submission)

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

1.	04	6.	14
2.	05	7.	25
3.	07	8.	28
4.	08	9.	
5.	09	10.	

Has the development already started? ☐ Yes ☑ No

If Yes, please state when the development started (DD/MM/YYYY): (date must be pre-application submission)

Has the development been completed? ☐ Yes ☑ No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

. Condition(s) - Removal

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

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

7. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

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**

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.

* *"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.*

Signed - Applicant:	Or signed - Agent: [redacted]	Date (DD/MM/YYYY):
		13/09/17

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*

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

7. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

** "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*

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

"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

he steps taken were:

lotice of the application has been published in the following newspaper :irculating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

igned - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

. Planning Application Requirements - Checklist

lease read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all ıformation required will result in your application being deemed invalid. It will not be considered valid until all information required by ıe Local Planning Authority has been submitted.

ıe original and 3 copies of a ɔmpleted and dated application form: ☐

ıe original and 3 copies of other plans and drawings or formation necessary to describe the subject of the application: ☐

ıe correct fee: ☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): ☐

9. Declaration

/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional nformation. 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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		13/09/17 (date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
[redacted]		

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
+44	161 228 0211.	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

12. 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? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:	Telephone number:

Email address: