MANCHESTER CITY COUNCIL

Planning
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CONTROL
09 MAY 2012
099322

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:	
First name:	
Last name:	
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

2. Agent Name and Address

Title:	Miss
First name:	Natalia
Last name:	Maximova
Company (optional):	SHEPPARD ROBSON
Unit:	
House number:	
House suffix:	
House name:	27th FLOOR
Address 1:	CITY TOWER
Address 2:	PICCADILLY PLAZA
Address 3:	
Town:	MANCHESTER
County:	
Country:	
Postcode:	M1 4BT

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:	MANCHESTER				
County:					
Postcode (optional):	M15				

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

Easting: Northing:

Description:
Land adjacent to Stretford Rd, Old Birley Street & Princess Rd.

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:
David Lawless

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission) 2011/2012

Details of pre-application advice received?
APPLICATION REQUIREMENTS
PLANNIG ADVICE

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:

Construction of a new university campus, comprising of: A) Full application for the erection of a five storey academic building providing 24,900sqm of gross floor area; a 37 space surface car park; a four storey 318 space multi-storey car park; a part single/part two storey energy centre; associated landscaping works and pedestrian/cycle routes and creation of a new public open space.

Reference number: 095557/FO/2011/S1 Date of decision (DD/MM/YYYY): 28Feb. 12 (date must be pre-application submission)

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

1.	Conditions 3 and 11	6.	
2.	Condition 4	7.	
3.	Condition 5	8.	
4.	Condition 8	9.	
5.	Condition 13	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)

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:
Please refer to Appendix 1.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:
Please refer to Appendix 1

7. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I 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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

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:

8. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 02.05.12

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

9. Planning Application Requirements - Checklist

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

The original and 3 copies of a completed and dated application form: ☒

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☒

The correct fee: ☒

7. Ownership Certificates

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 2010 Certificate under Article 12

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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
Manchester City Council	Town Hall, Albert Sq., Manchester, M60 2LA	02-05-12

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I 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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	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:

10. Declaration

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

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 02-05-12 (date cannot be pre-application)

11. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code: | National number: [redacted] | Extension number: 8945

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

13. 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:

APPLICATION FOR REMOVAL OR VARIATION OF A CONDITION FOLLOWING GRANT OF PLANNING PERMISSION. Application Reference 095557/FO/2011/S1

PLANNING AND BUILDING CONTROL
09 MAY 2012

APPENDIX 1

CONDITION [part to be changed]	REASONS FOR CHANGE	CHANGE TO [*suggested change*]
3. PLANNING DRAWINGS The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 3995-00-001A, 020, 101N, 102E, 803D, 804E, 805D and 806D. 3995-20-202G, 201H, 203G, 204F, 205G, 206E, 207A, 221E, 222E, 223E, 224E, 225B, 251B, 261 and 411B. 3995-EC-20-201A, 202, 221, 222A and 401. 3995-SK-069. 08-10B, 11A, 20A, 30A, 40B, 41A, 42A and 43A. M4635_**001, 002, 003B, 004B,** 005, 006, 007B, **008B, 009C** and 010A. 601 461 99/CL(5)/500 rev P2	Change to the landscape proposal to improve the quality of the scheme and increase the longevity of the trees on the central plaza. The change involves replacement of the existing tree **T0113, category B1-,** in the central plaza with 3 new high quality semi mature trees. The list of drawings illustrating the change: M4635_700-100C M4635_700-101B M4635_700-300A M4635_700-300A Please also refer to the rational document submitted as a part of this application and the covering letter.	**3. PLANNING DRAWINGS** The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 3995-00-001A, 020, 101N, 102E, 803D, 804E, 805D and 806D. 3995-20-202G, 201H, 203G, 204F, 205G, 206E, 207A, 221E, 222E, 223E, 224E, 225B, 251B, 261 and 411B. 3995-EC-20-201A, 202, 221, 222A and 401. 3995-SK-069. 08-10B, 11A, 20A, 30A, 40B, 41A, 42A and 43A. M4635_***700-100C, 700-101B***, ***700-102D, 700-103B,*** 005, 006, 007B, ***700-300A, 700-301A*** and 010A. 601 461 99/CL(5)/500 rev P2
11. PHASE 1 PUBLIC REALM AND PLANTING The hard and soft landscaping scheme for the academic block, multi-storey car park, surface car park, energy centre and associated public works, approved by the City Council as local planning authority, as shown on plan nos. M4635_**001, 002, 003B, 004B,** 005, 006, 007B, **008B, 009C** and 010A, shall be implemented not later than 6 months from the date of completion of the academic block.	AS ABOVE	**11. PHASE 1 PUBLIC REALM AND PLANTING** The hard and soft landscaping scheme for the academic block, multi-storey car park, surface car park, energy centre and associated public works, approved by the City Council as local planning authority, as shown on plan nos. M4635_***700-100C, 700-101B***, ***700-102D, 700-103B,*** 005, 006, 007B, ***700-300A, 700-301A*** and 010A, shall be implemented not later than 6 months from the date of completion of the academic block.

CONDITION [part to be changed]	REASONS FOR CHANGE	CHANGE TO [*suggested change*]
4. SAMPLES **No development** that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.	To accommodate project procurement and construction programme while retaining the quality of the development. The full size facade mock-up representing a look of a typical bay will be installed at MMU All Saints campus w/c 21.05.12. The sample panel will be prepared by a successful contractor. The award of the contract is scheduled for 06.07.2012.	**4. SAMPLES** ***No development of the external façades of the following elements: of the academic building, the energy centre and the multi-storey car park*** that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.
5. BREEAM The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least "excellent" or better. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority **within 2 months** of the respective building(s) being first occupied.	To allow sufficient time required to obtain post-construction BREEAM Certificate	**5. BREEAM** The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least "excellent" or better. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority ***to best endeavour of the applicant or within 6 months*** of the respective building(s) being first occupied.

CONDITION [part to be changed]	REASONS FOR CHANGE	CHANGE TO [*suggested change*]
8. BONSALL BRIDGE CONSTRUCTION METHODOLOGY **Prior to the commencement of the academic block, multi-storey car park, surface car park, energy centre** and associated public works hereby approved, the applicants shall submit further construction methodology for the Bonsall Street bridge works, as shown on plan M4635_005. The proposed works to, and future maintenance of the Bonsall Street bridge, shall be carried out in accordance with the approved details unless otherwise agreed in writing by the City Council as local planning authority.	To accommodate project procurement and construction programme while retaining the quality of the development. The construction methodology for the Bonsall Street bridge works will be prepared by a successful contractor. The award of the contract is scheduled for 06.07.2012.	**8. BONSALL BRIDGE CONSTRUCTION METHODOLOGY** ***Prior to the commencement of the works on Bonsall Bridge*** and associated public works hereby approved, the applicants shall submit further construction methodology for the Bonsall Street bridge works, as shown on plan M4635_005. The proposed works to, and future maintenance of the Bonsall Street bridge, shall be carried out in accordance with the approved details unless otherwise agreed in writing by the City Council as local planning authority.
13. TREE RELOCATION The tree relocation scheme approved by the City Council as local planning authority, as shown on plan no. M4635_010A, shall be implemented not later than 6 months from the date of completion of the academic block. **If within a period of 5 years from the date of the relocation programme any tree is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally relocation shall be planted at the same place**, unless otherwise agreed in writing by the City Council as local planning authority	To clarify the extent of the scheme and its content, to address the practicalities of the expected survival rate of the relocated trees and to relax the onerous requirement for tree replacement. Please also refer to the covering letter.	**13. TREE RELOCATION** The tree relocation scheme approved by the City Council as local planning authority, as shown on plan no. M4635_010A, shall be implemented not later than 6 months from the date of completion of the academic block. ***If within a period of 12 month from the date of the relocation programme any tree is uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, this tree should be removed***, unless otherwise agreed in writing by the City Council as local planning authority