MANCHESTER CITY COUNCIL

Planning
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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. Applicant Name, Address and Contact Details

Title: Mr | First name: Ranjit | Surname: Nerwan

Company name: The Nerwan Partnership c/o ARRK Footwear Ltd

Street address: Unit 13-14
95-103 Broughton Lane

Town/City: Salford
County:
Country:
Postcode: M7 1UH

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Miss | First Name: Rebecca | Surname: Dennis

Company name: AEW Architects

Street address: Century Buildings
St. Mary's Parsonage

Town/City: Manchester
County: Greater Manchester (Met County)
Country: United Kingdom
Postcode: M3 2DF

	Country Code	National Number	Extension Number
Telephone number:		0161 2144370	
Mobile number:			
Fax number:			

Email address: rdennis@aewarchitects.com

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name:

Street address: LAND ON CORNER OF FAIRY LANE AND BURY NEW ROAD

CHEETHAM

Town/City: MANCHESTER

County:

Postcode: M8 8DY

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

Easting: 383182

Northing: 400253

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):

Officer name:

Title: Ms First name: Helen Surname: Hodgett

Reference: 097795

Date (DD/MM/YYYY): 24/05/2012 (Must be pre-application submission)

Details of the pre-application advice received:

There have been on-going dicussions between AEW and MCC regarding the potential to vary the condition, and what information is required to allow the variation of condition.

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Erection of detached double-height unit to be used for vehicle services, MOTs, and repairs, with vehicular access from Bury New Road and Fairy Lane, and with associated car parking and landscaping

Application reference number: 097795/FO/2011/N1 Date of decision: 17/11/2011

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

Condition number(s):

5

Has the development already started? ( ) Yes (•) No

6. Condition(s) - Removal

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

Please refer to the Justification Statement submitted with the application.

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

Condition 5 states;"The development hereby approved shall achieve a post-construction Building
Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Good.' A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the building hereby approved is first occupied."
We wish the existing Condition to be changed as follows:"The development hereby approved shall undergo an Uncertified Sustainability Review. A post construction Sustainability Review document shall be submitted to and approved in writing by the City Council as local planning authority before any 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 feasible measures to minimise the environmental impact and energy use."

7. 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)

(•) The agent ( ) The applicant ( ) Other person

8. Certificates (Certificate A)

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.

Title: Miss | First name: Rebecca | Surname: Dennis

Person role: Agent | Declaration date: 11/06/2012 | ☒ Declaration made

8. Certificates (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. ◉

(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: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Miss | First Name: Rebecca | Surname: Dennis

Person role: Agent | Declaration date: 11/06/2012 | ☒ 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. ☒

Date 11/06/2012