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: Eddie | Surname: Flanagan

Company name: Manchester City Council

Street address: Forum Square
Wythenshawe

Town/City: Manchester
County: Greater Manchester
Country: England
Postcode: M22 5RX

	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: Mrs | First Name: Jane | Surname: Ash

Company name: URS UK Ltd

Street address: 4th Floor, Bridgewater House
Whitworth Street

Town/City: Manchester
County: Greater Manchester (Met County)
Country:
Postcode: M1 6LT

	Country Code	National Number	Extension Number
Telephone number:	+44	0161 237 6049	
Mobile number:			
Fax number:			

Email address: jane.ash@urs.com

3. Site Address Details

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

House: 180 Suffix:

House name:

Street address: Russell Street

Town/City: Manchester

County:

Postcode: M16 7JL

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

Easting: 383754

Northing: 394979

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: Mrs First name: Paula Surname: McGovern

Reference:

Date (DD/MM/YYYY): 04/12/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Previously (10/07/2013) Ms Jennifer Connor had advised on the future planning application requirements for Alexandra Park following a review of the scope of works due to the project exceeding the budget threshold. Each scope change was reviewed, and advice was received to submit three seperate applications: non-material amendment app, re-submission of planning condition 10 and this application (variation of condition).
A further meeting with Paula McGovern and Rob Griffin, attended by Joanne Conmee and Jane Ash, was held on 4th December 2013 to further discuss these submitted applications and it was advised the best course of action was to withdraw the current non-material amendment (103657) and variation to condition (103632) applications and submit a new variation to condition application to encompass all requested changes.

5. Description of Proposal

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

Restoration and refurbishment of Alexandra Park including demolition of 4No. buildings, removal of extensions and internal remodelling to the Pavilion and Chorlton Lodge for use as community training and events facilities and cafe, internal remodelling of the Depot, relocation and introduction of sports facilities and landscaping works.

Application reference number: 096943/FO/2011/S1 Date of decision: 01/11/2011

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

Condition number(s):

3

Has the development already started? (•) Yes ( ) No If Yes, please state when the development was started: 17/06/2013

Has the development been completed? ( ) Yes (•) No

6. Condition(s) - Removal

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

N/A

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

Following consultation with the Planning Case Officer, we have been advised to make an application to vary Condition 3 due to the following proposed changes to the scope of works to the park:
- Retention of a number of locked pedestrian gates along park boundary (previously the intention had been to remove the locked gate and replace with a low brick wall and railings in keeping with the wider park boundary) and further repair of stonework (walls/copings and piers) in lieu of replacement;
- Retention of storage building within depot area (previously the intention had been to demolish the storage building, however, the client team are concerned regarding the limited storage the restored park buildings would offer);
- Change to footpath material (and redesign of hard surfaced area) to rear of the Pavilion (previously the intention had been to have a strip of Yorkstone paving around the full perimeter of the pavilion. However, the current proposals seek to focus the Yorkstone paving to the front of the building, and surface with resin bonded gravel to the rear);
- Change to canopy material to pavilion veranda from standing seam metal to clear polycarbonate;
- Change to proposed levels for the tennis courts to better suit site conditions;
- Omission of footpath and car park lighting;
- Omission of flagpole;- Proposed use of second hand tiles to pavilion roof;
- Re-design of toddler play area;
- Proposed change to seating to a more consistent approach (use of single type - LostArt Cartmel Seat);
- Omission of a number of self-binding gravel footpaths and steel edging to planting beds on the terrace. Where steel edging is still proposed the supplier has been changed; and
- Changes to ironmongery schedules for lodge, depot and pavilion.

Details of all of these requested variations are to be found in accompanying document 'Justification for variation to condition'.

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).*

Title: Mr First name: Eddie Surname: Flanagan

Person role: Applicant Declaration date: 14/01/2014 ☒ 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 14/01/2014