

Manchester City Council
Planning, Building Control and Licensing
PO BOX 532
Town Hall
Manchester
M60 2LA

12 August 2025

Dear Sir/Madam

SECTION 73 APPLICATION – VARIATION OF CONDITIONS 3, 5 AND 7
PLANNING PERMISSION REF: 139724/FO/2024
PALMER HOUSE, 11 VIRGIL STREET, OLD TRAFFORD, MANCHESTER, M15 4ED

On behalf of Generation Ltd, we hereby submit an application under Section 73 of the Town and Country Planning Act 1990 seeking to vary the wording of Conditions 3, 5 and 7 of the above planning permission, granted on 31 May 2024.

The proposed variations are intended to assist with bringing forward the delivery of the two distinct elements of the planning permission, namely the housing development and the change of use for Palmer House, as separate housing and commercial contracts.

This application is accompanied by:

- Completed application forms;
- Revised wording for each of the conditions to be varied.

The application has been submitted via the Planning Portal (reference: PP-14247777) and the subsequent application fee of £586 (+ £85 service charge) has been paid for by the applicant.

We can confirm that the proposed amendments do not alter the nature, scale, or appearance of the approved development. No additional environmental or technical impacts arise from the proposed changes beyond those already assessed under the original application.

The application site included land within both Trafford Borough and Manchester. A separate S73 application has been submitted to Trafford MBC to amend conditions on their decision notice.

PROPOSED AMENDED CONDITIONS

To assist the Council, we have prepared amended wording for the conditions which we require to be separated.

Condition 3 – Park Improvement Works

We propose that the condition be reworded to relate only to Palmer House as the proposed Park Improvement Works are only linked to the work being undertaken on Palmer House. Our suggested wording is:

‘No development of the Palmer House element of the approved development shall commence unless and until details of the scheme, together with a programme for delivery of the proposed ‘Park Improvement Works’ (as set out on approved drawing reference 03 Rev A), have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme for that element’.

Condition 5 – Landscaping

The hard and soft landscaping scheme for the housing element, as shown on approved drawing reference 02 Rev D (or other approved plan), shall be implemented within a timescale submitted to and approved in writing by the Local Planning Authority within 1 month of commencement of works on the housing element. Any planting that is removed, uprooted, destroyed, dies, or becomes seriously damaged or defective within 5 years of planting shall be replaced with the same species and size as originally planted.

The hard and soft landscaping scheme for the Palmer House element, as shown on approved drawing reference 03 Rev A (or other approved plan), shall be implemented within a timescale submitted to and approved in writing by the Local Planning Authority within 1 month of commencement of works on the Palmer House element. Any planting that is removed, uprooted, destroyed, dies, or becomes seriously damaged or defective within 5 years of planting shall be replaced with the same species and size as originally planted.

Condition 7 – Cycle Parking

The cycle parking serving the housing element, as shown on the approved plans (or other approved plan), shall be installed prior to the first occupation of any dwelling and shall be retained thereafter for use by residents.

The cycle parking serving Palmer House, as shown on the approved plans (or other approved plan), shall be installed prior to the first use of the additional approved Class E(g) office on the upper floor and shall be retained thereafter for use by occupiers and visitors.

We trust the enclosed information is sufficient to validate the application. Should you require any additional details or clarifications, please contact get in touch.

Yours faithfully



GILLIAN WORDEN BA (Hons) MPlan MRTPI
DIRECTOR

