MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land Between Simister Street And Jonas Street

Address Line 1

Princedom Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M9 4JL

Description of site location must be completed if postcode is not known:

Easting (x)

386430

Northing (y)

401691

Description

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Fothergil

Company Name

John Southworth

Address

Address line 1

10 Charles Street

Address line 2

Dukinfield

Address line 3

Town/City

County

Country

Postcode

SK16 4SD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Daniel

Surname

Tomlinson

Company Name

GWP Architecture

Address

Address line 1

1 Lidgett Lane

Address line 2

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS8 1PQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

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

Variation of conditions 2 (specified plans), 3 (materials), 5 (windows), 7 (highway works), 8 (refuse), 9 (parking spaces), 14 (air quality), 15 (boundary
treatment), 16 (landscaping), 19 (environmental standards) and removal of condition 20 (acoustic enclosures ASHPs) attached to planning permission referenced 137764/FO/2023 to allow design changes, including elevational alterations, footprint changes, relocation of bin stores, new access gates, highway revisions, changes to the energy provision and minor alterations to ASHP and EV locations, omission of acoustic enclosures and window and door canopies and landscaping variations

Reference number

141731/JO/2024

Date of decision (date must be pre-application submission)

22/05/2025

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

Condition number(s)

Conditon 2 - Approved plans
Condition 5 - Windows
Condition 7 - Highways
Condition 8 - Waste Management
Condition 14 - EV + ASHP Locations
Condition 15 - Bounadry treaments
Condition 17 - Cycle storage
Condition 18 - Biodiversity
Condition 19 - Env Standards

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/01/2025

Has the development been completed?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Conditon 2 - Approved plans. Block 01 groundworks have resulted in this plot being flipped on its centre axis (left to right). No change to entrance / garden directions. We wish to provide revised drawings indicating the the dwellings as they will be as-built.

Condition 15 - `Boundary treaments, to provide additional privacy and security to the rear of Block 03 through the introduction of a timber fence inside the currrently 'open' metal railings in this location.

Condition 17 - Cycle storage, new information submitted to discharge condition

Condition 18 - Biodiversity, new information submitted to discharge condition

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

Conditon 2 - Approved plans, change the currently referenced drawings to those provided in support of this application

Condition 5 - Windows - To reference the latest drawings
Condition 7 - Highways - To reference the latest drawings

Condition 8 - Waste Management - To reference the latest drawings

Condition 14 - EV + ASHP Locations - To reference the latest drawings

Condition 15 - Bounadry treaments, change the currently referenced drawings to those provided in support of this application

Condition 17 - Cycle storage, updated to reference provided and discharged information

Condition 18 - Biodiversity, updated to reference provided and discharged information

Condition 19 - Env Standards, to reference the latest drawings

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?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Acknowledgement for application 143402/JO/2025

Date (must be pre-application submission)

20/08/2025

Details of the pre-application advice received

Confirmation of conditions affected alongside response (from agent) providing revised drawings.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

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**

*** "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.**

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.

Person Role

☑ The Applicant
○ The Agent

Title

Mr

First Name

Chris

Surname

Fothergil

Declaration Date

02/07/2025

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Daniel Tomlinson

Date

08/10/2025

Amendments Summary

Reference/s to condition 19 added.