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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

M16 8AJ

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

Easting (x)

382618

Northing (y)

395213

Description

Erection of a five-storey extra care scheme (C3) comprising 80 dwellings with ancillary facilities and circulation space and four-storey residential block comprising 40 dwellings (C3) and associated landscaping, private amenity space, access and parking

Applicant Details

Name/Company

Title

First name

Nicky

Surname

Llyod

Company Name

Great Places Housing Group

Address

Address line 1

2A Derwent Avenue

Address line 2

West Didsbury

Address line 3

Town/City

Manchester

County

Country

Postcode

M21 7QS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

First name

Triangle

Surname

Architects

Company Name

Triangle Architects

Address

Address line 1

Lower Ground Floor

Address line 2

4 Jordan Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M15 4PY

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

Erection of a five-storey extra care scheme (C3) comprising 80 dwellings with ancillary facilities and circulation space and four-storey residential block comprising 40 dwellings (C3) and associated landscaping, private amenity space, access and parking

Reference number

140556/FO/2024

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

27/09/2024

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

Condition number(s)

2, 23, 28, 32, 33

Has the development already started?

- [x] Yes
- [ ] No

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

27/05/2025

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

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

Condition 2: Changes to approved elevations requested to accommodate louvred fanlights above street-facing, and internal courtyard facing windows across the scheme. Reason: to reduce the visual impact of mechanical ventilation intake & extract vent requirements across the building facade, in order to preserve the appearance of brickwork detailing across the building. Elevation drawings and details updated to reflect this proposal.

Condition 2: Changes to feature brickwork across the scheme to reduce set-back panels from 20mm setback to 15mm setback. Reason: to maintain long-term durability and robustness requirements of facade. Change to replace 'hit-&-miss' feature brickwork with recessed snapped header brickwork, in black brick, to improve long-term durability of facade and address risks associated with anti-social behaviour, whilst maintaining similar visual appearance to approved elevations.

Condition 2: Changes to position of external Bin & Cycle Store to Shared Ownership Building to avoid existing tree root protection area. Bin Store drawing 2401 updated to reflect new positioning.

Condition 2 & Condition 23: Changes to External Hard & Soft Landscaping proposals to accommodate amended position of external dry riser inlet within landscaping facing onto Russell Road. Changes to omit hedging around proposed substation on Whalley Road, due to maintenance requirements from ENWL. Changes to landscape drawings to reflect updates to Shared Ownership Bin Store position (above).

Conditions 28 & 32: References to "Affordable Housing Statement and Residential Management Statement received 24 September 2024" to be updated to reflect updated affordable housing statement attached to this application.

Condition 33: Amendment to Biodiversity Gain Plan approved via Discharge of Condition application CDN/24/1149 to be replaced with document "UG_2410_BDGP_02" which references updated landscape drawings submitted with this application.

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

Condition 2 (Approved drawings) - Amendment required to list of approved drawings to replace the following drawings:
- Proposed Site Plan 1:500 A2 2010 P01
- Street Elevations 1:200 A0 2210 P01
- Proposed Sections 1:200 A1 2301 P01
- SO External Store 1:50 A0 2401 P01
- 2201 - GA External Elevations - revision P02
- 2202 - GA Internal Courtyard - revision P02
- 2220 - ECH Elevation Detail - Sheet 1 - revision P02
- 2221 - SO Elevation Detail - Sheet 1 - revision P02
- 2222 - ECH Elevation Detail - Sheet 2 - revision P02
- 2223 - SO Elevation Detail - Sheet 2 - revision P02
- Landscape General Arrangement Plan UG_2410_LAN_GA_DRW_101 REV P07
- Landscape Soft Landscape Plan 1 of 2 UG_2410_LAN_SL_DRW_301 REV P05
- Landscape Soft Landscape Plan 2 of 2 UG_2410_LAN_SL_DRW_302 REV P05

With updated drawing attached to this application as listed below:
* Proposed Site Plan 1:500 A2 2010 P04
* Street Elevations 1:200 A0 2210 P02
* Proposed Sections 1:200 A1 2301 P02
* SO External Store 1:50 A0 2401 P05
* 2201 - GA External Elevations - revision P03
* 2202 - GA Internal Courtyard - revision P03
* 2220 - ECH Elevation Detail - Sheet 1 - revision P03
* 2221 - SO Elevation Detail - Sheet 1 - revision P03
* 2222 - ECH Elevation Detail - Sheet 2 - revision P03
* 2223 - SO Elevation Detail - Sheet 2 - revision P03
* UG_2410_LAN_GA_DRW_101 REV P08 - Landscape General Arrangement Plan
* UG_2410_LAN_SL_DRW_301 REV P06 - Landscape Soft Landscape Plan 1 of 2
* UG_2410_LAN_SL_DRW_302 REV P06 - Landscape Soft Landscape Plan 2 of 2

Condition 23 (hard & soft landscaping) - amendment to wording of condition 15 to reference updated Landscaping drawings as below:
* UG_2410_LAN_GA_DRW_101 REV P08 - Landscape General Arrangement Plan
* UG_2410_LAN_SL_DRW_301 REV P06 - Landscape Soft Landscape Plan 1 of 2
* UG_2410_LAN_SL_DRW_302 REV P06 - Landscape Soft Landscape Plan 2 of 2

Condition 28 & 32 (affordable Housing) - Amendment to condition wording to reference updated Affordable Housing Statement attached with this application.

Condition 33 (Biodiversity Gain Plan) - Amendment to replace Biodiversity Gain Plan submitted with application CDN/24/1149 (determined 7 February 2025) with document "UG_2410_BDGP_02" submitted with this application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] 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

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

First Name

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

Surname

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

Reference

Re_ Enquiries on 140556_FO_2024

Date (must be pre-application submission)

17/06/2025

Details of the pre-application advice received

Advice sought from Planning Officer Jennifer Connor regarding correct procedure for submission of elevation changes (on 9th May 2025) and AFS amendment submission on 17th June 2025.

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

First Name

Triangle

Surname

Architects

Declaration Date

27/06/2025

☑ 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

Triangle Architects

Date

27/06/2025