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

Units 1, 3 & 4

Address Line 2

1121 Ashton Old Road

Address Line 3

Town/city

Manchester

Postcode

M11 1AA

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

Easting (x)

388718

Northing (y)

397444

Description

Units 1, 3 & 4, 1121 Ashton Old Road, Manchester, M11 1AA.

Applicant Details

Name/Company

Title

First name

James

Surname

.

Company Name

UK Management College Ltd

Address

Address line 1

c/o 4D Planning

Address line 2

3rd Floor, 86-90 Paul Street

Address line 3

86-90 Paul Street

Town/City

Hackney

County

Country

England

Postcode

EC2A 4NE

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

Mr

First name

James

Surname

M

Company Name

4D Planning

Address

Address line 1

4D Planning

Address line 2

3rd Floor

Address line 3

86-90 Paul Street

Town/City

Hackney London

County

Country

United Kingdom

Postcode

EC2A 4NE

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

Change of use from motorcycle sales to educational use (F1a), and all associated works.

Reference number

138709/FO/2023

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

06/03/2025

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

Condition number(s)

2

Has the development already started?

- [x] Yes
- [ ] No

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

10/10/2023

Has the development been completed?

- [x] Yes
- [ ] No

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

11/01/2024

Condition(s) - Variation/Removal

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

It has been found necessary on safety, operational and practicality grounds to alter approved parking positions and layout

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

Vary to as follows:
""

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?

⊘ 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

CDN/25/0107

Date (must be pre-application submission)

08/06/2025

Details of the pre-application advice received

Various e-mail correspondence

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?

- ○ Yes
- ⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ⊘ Yes
- ○ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ○ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
4 Exchange Quay

Address Line 2:
Salford Quays

Town/City:
Manchester

Postcode:
M5 3EE

Date notice served (DD/MM/YYYY):
18/06/2025

Person Family Name:

Person Role

- ⊘ The Applicant
- ○ The Agent

Title

First Name

James

Surname

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Declaration Date

17/06/2025

☑ 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

James M

Date

22/07/2025