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

Hexagon Tower

Address Line 1

Crumpsall Vale

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M9 8GQ

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

Easting (x)

385127

Northing (y)

402856

Description

Applicant Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Bostock

Company Name

Colour Synthesis Solutions Ltd

Address

Address line 1

Hexagon Tower

Address line 2

Crumpsall Vale

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M9 8GQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

[redacted]

Agent Details

Name/Company

Title

Mr

First name

Nathan

Surname

Pearce

Company Name

Farrar Bamforth Architecture Ltd

Address

Address line 1

Bates Mill

Address line 2

Colne Road

Address line 3

Town/City

Huddersfield

County

Country

United Kingdom

Postcode

HD1 3AG

Contact Details

Primary number

[redacted]

Fax number

Email address

[redacted]

Description of the Proposal

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

Installation of air handling unit and associated ductwork to roof

Reference number

139679/FO/2024

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

24/05/2024

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

Condition number(s)

2, 4

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

The AHU has been relocated slightly to suit ductwork, increased slightly in length and width and there is a supporting structure for the AHU now and the 'associated ductwork' design is now better known.

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

Condition 02 to be changed.
The previous drawing 23C41-FBA-ZZ-RO-DR-A-5700-P02 - AHU AS PROPOSED to be substituted by a further revision of the drawing, 23C41-FBA-ZZ-RO-DR-A-5700-P11 - AHU AS PROPOSED.
The previous information '23C41 - AHU TECHNICAL INFORMATION' stated as 'The Product Technical Data by Menerga' to be substituted for a further revision of the information, '23C41 - AHU TECHNICAL INFORMATION (P02)'.

Condition 04 also to be changed to reference drawing 'P11' rather than 'P02', 'Planning Statement (Revised)' rather than 'Planning Statement' and '23C41 - AHU TECHNICAL INFORMATION (P02)' rather than 'The Product Technical Data by Menerga' .

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

First Name

Katie

Surname

Raw

Reference

Email Dated 24/03/2025

Date (must be pre-application submission)

24/03/2025

Details of the pre-application advice received

Emails regarding what could constitute the Variation of a Condition. It was discussed that the 'increase in size of the proposed AHU could be dealt with via a variation application'.

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:
Simon Stuart

House name:
Hexagon Tower

Number:

Suffix:

Address line 1:
Crumpsall Vale

Address Line 2:
Blackley

Town/City:
Manchester

Postcode:
M9 8GQ

Date notice served (DD/MM/YYYY):
19/06/2025

Person Family Name:

Person Role

- ○ The Applicant
- ⊘ The Agent

Title

[redacted]

Surname

[redacted]

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

[redacted]