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

Ravensfield Industrial Estate

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

Erection of 22 x 2 storey houses (Class C3) with associated car parking, landscaping and boundary treatment on land to the North and South of Princedom Street.

Reference number

137764/FO/2023

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

19/12/2023

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

Condition number(s)

2 General Drawings
3 Materials
5 Windows
8 EV Charging
7 Highways
9 Parking Spaces
14 Air Quality
15 Boundary Treatments
19 ASHP
20 Acoustic enclosures

Has the development already started?

- [x] Yes
- [ ] No

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

01/12/2024

Has the development been completed?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

To allow for changes in the proposed design (architectural, highways and energy provision).

Architectural

Plot setting out generally - small changes to building size following setting out to brickwork dimensions and chosen construction methodology (pre-fabricated timber frame)
Canopies - omitted to rationalise design following Part O (overheating) thermal model analysis and PHPP calcualtions
Windows - small changes to windows (75mm reduction in sill height to upper floor windows), to facilitate fire egress

Enclosures - no enclosures are proposed therefore we propose removing this condition

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

Conditon 2 General Drawings

Replace the following drawings:

GENERAL_ARRANGEMENT_PLAN-2313944
GROUND_FLOOR_SITE_PLAN-2313925
HOUSE_TYPE_NORTH_FACING_-_3B4P-2313928
SOUTH_FACING_HOUSE_TYPE_-_3B4P-2313930
PLANTING_PLAN-2313945
SITE_LAYOUT_-_BOUNDARY_TREATMENTS-2313924
SITE_LAYOUT_-_PRESENTATION-2313923 STREET_ELEVATIONS-2313926
WASTE_MANAGEMENT_STRATEGY__EV_CHARGING_AND_ASHP-2313927

With:

(515)2421-GWP-00-00-D-A-(00)-0004_General Arrangement Plan-C03
(515)2421-GWP-00-00-D-A-(00)-0010_Contextual Street Elevations-C04
(515)2421-GWP-00-00-D-A-(00)-0025_North Facing House Type Architectural Drawing-C04
(515)2421-GWP-00-00-D-A-(00)-0026_South Facing House Type Architectural Drawing-C04
(515)2421-GWP-01-00-D-A-(00)-0003_Proposed Site Plan-C04
(515)2421-GWP-01-ZZ-D-A-(90)-0005_Proposed Waste Management, EV Charging & ASHP Locations-C02
(515)2421-GWP-01-ZZ-D-A-(90)-0010_Proposed Boundary Treatments-C02

Conditon 3 Materials

Revised materials schedule removing refrence to the canopies (to be referenced in the revised application)

Condition 7 Highways

Latest highways drawings reflecting the latest scheme (to be referenced in the revised application)

Condition 8 EV Charging
12192-AEW-XX-XX-DR-A-0507-S2-P04, replaced with: (515)2421-GWP-01-ZZ-D-A-(90)-0005_Proposed Waste Management, EV Charging & ASHP Locations-C02

Condition 9 Parking Spaces
12192-AEW-XX-XX-DR-A-0507-S2-P04, replaced with: (515)2421-GWP-00-00-D-A-(00)-0004_General Arrangement Plan-C02

Condition 14 Air Quality
12192-AEW-XX-XX-DR-A-0507-S2-P04, replaced with: (515)2421-GWP-00-00-D-A-(00)-0004_General Arrangement Plan-C02

Condition 15 Boundary Treatments
112192-AEW-XX-XX-DR-A-0504-S2-P09, replaced with: (515)2421-GWP-01-ZZ-D-A-(90)-0010_Proposed Boundary Treatments-C02
2192-AEW-XX-XX-DR-A-0509-S2-P1, replaced with: (515)2421-GWP-01-ZZ-D-A-(90)-0011_Boundary Treatments Types-C01

Condition 19 ASHP
Replace the noted monoblock unit with a Valliant type (details provided)

Condition 20 Enclosures
As no enclosures are proposed can we remove this condition

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?

- [ ] Yes
- [x] No

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
- [x] The Agent

Title

Mr

First Name

Daniel

Surname

Tomlinson

Declaration Date

11/12/2024

- [x] 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

19/03/2025

Amendments Summary

Application infmration updated following email from planner Katie Raw (ref: 141731/JO/2024 - Land Between Simister Street And Jonas Street) - 12.03.25.