



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	

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

Easting (x)	Northing (y)
385905	400897

Description

Land off corner of Lathbury Road and Carisbrook Street, M9 5GE

Applicant Details

Name/Company

Title

Mr

First name

Joshua

Surname

Hart

Company Name

Jigsaw Homes North

Address

Address line 1

Turner House

Address line 2

56 King Street

Address line 3

Town/City

Leigh

County

Country

Postcode

WN7 4LJ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Miss

First name

Hannah

Surname

Graves

Company Name

Bernard Taylor Partnership Limited

Address

Address line 1

Elizabeth House

Address line 2

486 Didsbury Road

Address line 3

Heaton Mersey

Town/City

Stockport

County

Country

Postcode

SK4 3BS

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 6no. dwellinghouses (Class C3) with associated landscaping and car parking

Reference number

137736/FO/2023

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

21/12/2023

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

Condition number(s)

Condition 2
Condition 3
Condition 5
Condition 8
Condition 9
Condition 10
Condition 14a
Condition 15
Condition 16
Condition 17
Condition 18
Condition 19

Has the development already started?

☒ Yes

☐ No

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

07/04/2025

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Drawings updated to reflect design updates following: Secure by Design - Visual appearance and Design requirements (in line with Employers Requirements) - Sustainable Design - Accommodation of Existing Site Levels - Accommodation of MVHR system to all plots - Submitted drawings annotated in red to describe the specific design changes throughout.

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

Drawings referenced across in the conditions listed within this application to be amended to updated revisions as listed:
Schedules and Proposed Site Plan, drawing no.105.19 to be replaced by drawing no.105.25 //
Proposed Street Elevations, drawing no.107.10 to be replaced by drawing no.107.14 //
Proposed Boundary Plan, drawing no.108.14 to be replaced by drawing no.108.18 //
Proposed Bat & Swift Box Locations, drawing no.109.5 to be replaced by drawing no.109.8 //
Waste Management Plan, drawing no.110.7 to be superseded by Waste Management Plan and Detail drawing no.114.1 //
House Type 2 Proposed Plans 00, drawing no.155.4 to be replaced by drawing no.155.D //
House Type 2 Proposed Plans 01, drawing no.156.2 to be replaced by drawing no.156.D //
House Type 2 Elevations 00, drawing no.157.3 to be replaced by drawing no.157.E //
Drainage information previously approved under the discharge of condition 10 to be superseded by updated drainage information: LRM-AJP-XX-00-DR-C-1020-P02 FLOOD ROUTING PLAN, LRM-AJP-XX-00-DR-C-0900-P07 DRAINAGE LAYOUT, Lathbury S.W Calculations 31.03.2025 //
Materials information currently approved under the discharge of condition 3 to be superseded by updated material schedule: 795 - Lathbury - Condition 3 - External Materials - Rev C
Including conditions 16 and 18 discharged on 26.03.25 - previous plans to be replaced with the updated layout plans as listed above so that the discharge of these conditions refers to the correct layouts.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Comments from Jennifer: The topography of the site is flat and is current laid to grass and surrounded by a chain link metal fence. There are a number of mature trees around the perimeter of the site. Looks a good candidate for redevelopment for housing which could wrap around from Lathbury Road to Carisbrook Street. Consideration would need to be given to existing building lines which appear deep into existing plots which will affect density, privacy distances and overall plot sizes. The dwellings fronting Lathbury Road project significantly forward of the existing dwellings. These are the rear gardens of these plots so pulling the dwelling closest to it away would help and putting its parking space down the side. It would also be advantageous if the two pairs are split up (rather than one row of 4) and try and get some of the parking down the side. There appears to be sufficient room to consider this given the side garden for the plot with Carisbrook Drive. The pair fronting Carisbrook Road needs to be pulled off the garden of the Lathbury Road property and its parking space put down the side of the dwelling. This would also get the bin store down the side.

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

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

☐ Yes

☒ 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

Miss

First Name

Hannah

Surname

Graves

Declaration Date

10/03/2025

☒ 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

Bernard Taylor Partnership Limited

Date

05/06/2025

Amendments Summary

Inclusion of conditions 16 and 18 on the list of conditions to be varied, so the discharged conditions reflect updated layouts as requested by planning officer. Bike store information provided as requested by the planning officer, this has been added to drawing number 105 and subsequently updated the revision number. Site plan drawing no. 105 has therefore been updated from revision 24 to revision 25, this has been amended in the list of changes and document uploads so that the variations to conditions can reference the correct revision.