

**Planning**

Telephone: +44 (0)161 234 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	Colonnaded Viaduct
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	Manchester
Postcode	

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

Easting (x)

Northing (y)

Description

Grade II listed Colonnaded Railway Viaduct.

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Manchester City Council

Address

Address line 1

C/o Agent

Address line 2

.

Address line 3

.

Town/City

.

County

.

Country

.

Postcode

M3 7FB

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

Mr

First name

John

Surname

Cooper

Company Name

Deloitte LLP

Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 7FB

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

S19 application to vary condition 2 (approved drawings) attached to application ref no 114370/LO/2016 as amended by 119892/JO/2018 to reflect minor changes to the approved scheme including a revised approach to raising the height of the arches along the structure resulting from input from Building Control to ensure adequate head height.

Reference number

128536/JO/2020

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

04/01/2021

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

Condition number(s)

2 and 4

Has the development already started?

☒ Yes

☐ No

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

03/07/2017

Has the development been completed?

☒ Yes

☐ No

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

02/10/2023

Condition(s) - Variation/Removal

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

Please refer to accompanying Covering Letter.

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

Please refer to accompanying Covering Letter.

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

Factory Colonnaded Viaduct - S19 Application

Date (must be pre-application submission)

09/08/2024

Details of the pre-application advice received

The scope and format of this Application are agreed with the Case Officer and Conservation Officer of Manchester City Council via a site visit on 9th August 2024, and subsequent email correspondences.

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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

PO Box 532

Address Line 2:

Town Hall

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

28/01/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

2 Atherton Street

Address Line 2:

2/F, HQ Building

Town/City:

Manchester

Postcode:

M3 3GS

Date notice served (DD/MM/YYYY):

28/01/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Liverpool Road

Address Line 2:

Castlefield

Town/City:

Manchester

Postcode:

M3 4FP

Date notice served (DD/MM/YYYY):

28/01/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

1-3 Strand

Address Line 2:

Town/City:

London

Postcode:

WC2N 5EH

Date notice served (DD/MM/YYYY):

28/01/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

1 Eversholt Street

Address Line 2:

Town/City:

London

Postcode:

NW1 2DN

Date notice served (DD/MM/YYYY):

28/01/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Salford Civic Centre

Address Line 2:

Chorley Road, Swinton

Town/City:

Salford

Postcode:

M27 5AW

Date notice served (DD/MM/YYYY):

28/01/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Exhibition Road

Address Line 2:

Town/City:

London

Postcode:

SW7 2DD

Date notice served (DD/MM/YYYY):

28/01/2025

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

John

Surname

Cooper

Declaration Date

28/01/2025

☒ 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

Matthew Lam

Date

28/01/2025