MANCHESTER CITY COUNCIL

Planning
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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

Yew Tree Manor

Address Line 1

Yewtree Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M23 0EA

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

Easting (x)

382133

Northing (y)

390591

Description

Applicant Details

Name/Company

Title

Mr

First name

Craig

Surname

Collishaw

Company Name

LNC Property Developments Ltd

Address

Address line 1

Unit 2 Lindricks Way

Address line 2

Barlborough

Address line 3

Town/City

Chesterfield

County

Country

United Kingdom

Postcode

S43 4XE

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

Alex

Surname

Webster-Brown

Company Name

Jackson Design Associates

Address

Address line 1

Latimer House

Address line 2

Latimer Way

Address line 3

Sherwood Energy Village

Town/City

Ollerton

County

Nottinghamshire

Country

United Kingdom

Postcode

NG22 9QW

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

Variation of condition no. 2 (approved drawings), attached to planning permission 134207/FO/2022, to allow for amendments to the acoustic boundary treatment along the northern boundary.

Reference number

136127/JO/2023

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

24/11/2023

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

Condition number(s)

Condition 02.
Condition 08.
Condition 13.

Has the development already started?

- [x] Yes
- [ ] No

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

07/01/2024

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

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

Condition change required to supersede several drawings. This change is required due to the previous location of the external air source heat pump area not being suitable for the operational function of the required air source heat pumps. Following progression of the mechanical and electrical technical designs for the project, due to the proximity of the Northern facade of the building with the physical Northern boundary and the air flow between these surfaces, the air source heat pumps have to be positioned elsewhere within the site for the functionality of the air source heat pumps to operate properly. Consequently, the information for conditions 08 and 13 have been updated to show this change is acceptable in terms of landscaping design and acoustic impact.

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

Drawing "Landscape Layout reference 201 Rev C" to be replaced with "4153-101G Landscape Layout".
Drawing "Proposed site plan reference L0206-105 Rev C" to be replaced with "23-2516(90)003-C04-Proposed Site Layout-General Arrangement".
Document "Noise Impact Assessment ref 220454 prepared by BWB to be replaced with "XXX-BWB-ZZ-ZZ-RP-YA-0002_TN_S2_P02".
Drawing "Boundary Treatment Plan reference L0206-106 Rev C" to be replaced with "23-2516(90)007-Proposed Boundary Details".
Drawing "Landscape Layout reference 101 Rev E" to be replaced with "4153-201F Planting Plan".

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

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

- [x] The Applicant
- [ ] The Agent

Title

[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.

- [x] I / We agree to the outlined declaration

Signed

[redacted]

Date

03/02/2025

Amendments Summary

In addition to condition 02. Conditions 08 (landscaping) and 13 (acoustic assessment) have been added to the application.