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

The Printworks

Address Line 1

Withy Grove

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M4 2BS

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

Easting (x)

384120

Northing (y)

398744

Description

Unit 2a

Applicant Details

Name/Company

Title

First name

Surname

c/o Agent

Company Name

XP Factory Plc

Address

Address line 1

C/o Agent

Address line 2

Address line 3

C/o Agent

Town/City

County

Country

C/o Agent

Postcode

M4 5DL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Megan

Surname

Douglas

Company Name

Nexus Planning

Address

Address line 1

One Express

Address line 2

1 George Leigh Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M45DL

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

Change of use from a nightclub (sui generis) to Use Class E to create a mixed use including an indoor recreation space alongside ancillary restaurant, cafe and bar use.

Reference number

130256/FO/2021

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

17/05/2021

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

Condition number(s)

4

Has the development already started?

- [x] Yes
- [ ] No

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

17/02/2022

Has the development been completed?

- [x] Yes
- [ ] No

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

01/06/2022

Condition(s) - Variation/Removal

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

Please refer to accompanying cover letter

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

Please refer to accompanying cover letter

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?

- [ ] Yes
- [x] No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- [x] **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:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
City Chambers

Address Line 2:
George Street

Town/City:
Glasgow

Postcode:
G2 1DU

Date notice served (DD/MM/YYYY):
13/12/2024

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Cushman & Wakefield

Number:

Suffix:

Address line 1:
St Paul's House

Address Line 2:
23 Park Square South

Town/City:
Leeds

Postcode:
LS1 2ND

Date notice served (DD/MM/YYYY):
13/12/2024

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Megan

Surname

Douglas

Declaration Date

13/12/2024

☑ 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

Nexus Planning

Date

13/12/2024