

**Planning**

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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)

Description

Erection of 20 no. two storey residential dwellings (Class C3) with associated parking, landscaping and boundary treatment and access from Benmore Road Former White Moss Road Day Care, Manchester , M9 6DN

Applicant Details

Name/Company

Title

Mr

First name

Nigel

Surname

Graham

Company Name

The Guinness Partnership Limited

Address

Address line 1

The Guinness Partnership, 7th Floor

Address line 2

350 Euston Road

Address line 3

Regents Place

Town/City

London

County

Country

United Kingdom

Postcode

NW1 3AX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Surname

John McCall Architects

Company Name

John McCall Architects

Address

Address line 1

John McCall Architects

Address line 2

No1 Arts Village

Address line 3

Henry Street

Town/City

Liverpool

County

Country

Postcode

L1 5BS

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 20 no. two storey residential dwellings (Class C3) with associated parking, landscaping and boundary treatment and access from Benmore Road

Reference number

135788/FO/2022

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

22/09/2023

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

Condition number(s)

2,5,8,9,14,15

Has the development already started?

☒ Yes

☐ No

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

26/02/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The conditions are to be changed to refer to the correct revision number for the drawing following an agreed update to the boundary treatments.

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

We wish all of the conditions to be varied by changing any mentions of:
PL.003F Proposed Site Plan to PL.003I Boundary Treatments
PL.008E Boundary Treatments to PL.008G Boundary Treatments
PL.004A Benmore Road Street Elevations to PL.004D Benmore Road Street Elevations
PL.009C 2B 4P - Unit Type 1A - Block 4 to PL.009D 2B 4P - Unit Type 1A - Block 4
PL.010C 2B 4P - Unit Type 2A - Block 3 to PL.010D 2B 4P - Unit Type 2A - Block 3
PL.011B 3B 5P - Unit Type 1B - Block 10 to PL.011E 3B 5P - Unit Type 1B - Block 10
PL.012B 3B 5P - Unit Type 1 - Blocks 1.2.6.8 to PL.012E 3B 5P - Unit Type 1 - Blocks 1.2.6.8
PL.013C 2B 4P - Unit Type 1 - Block 7 to PL.013D 2B 4P - Unit Type 1 - Block 7
PL.014C 2B 4P - Unit Type 2 - Blocks 5.9 to PL.014D 2B 4P - Unit Type 2 - Blocks 5.9

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

09/09/2024

Details of the pre-application advice received

Katie advised on boundary treatments following the removal of the gates, advising that all boundaries need to be secured to the front and sides.

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

First Name

Surname

Declaration Date

☒ 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

John McCall

Date

18/09/2024