

**Planning**

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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

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

Cleared brownfield site adjacent to Bringham Street opposite the junction with Timperley Street, Openshaw, Manchester, M11 2JJ (closest match)

Applicant Details

Name/Company

Title

Mr

First name

Phil

Surname

Stonehouse

Company Name

One Manchester

Address

Address line 1

Lovell House

Address line 2

Archway 6

Address line 3

Hulme

Town/City

Manchester

County

Country

UK

Postcode

M15 5RN

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

Mr

First name

Mark

Surname

Trayhorn

Company Name

Triangle Architects

Address

Address line 1

Lower Ground Floor

Address line 2

4 Jordan Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M15 4PY

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 24 dwelling houses and cottage flats (Class C3) with associated car parking, landscaping and the creation of a new vehicular access.

Reference number

136171/FO/2023

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

06/07/2023

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

Condition number(s)

Condition 22

Has the development already started?

☒ Yes

☐ No

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

16/10/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Condition 22 (regarding Secured By Design accreditation) currently states that “occupation shall not commence until the City Council as local planning authority has acknowledged, in writing, that it has received written confirmation of 'Secured by Design' accreditation”.

The Secured By Design officer has advised the final scheme inspection will be required 1 – 2 weeks before handover, to ensure all aspects have been completed to their satisfaction. Re-wording of the condition is requested to provide an appropriate timescale to allow for receipt of SBD certification following final inspection and then apply for Planning Condition Discharge application and receive determination, without undue delay to dwelling handovers/occupation.

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

Proposed wording to be changed as below to allow a 3-month period after occupation to discharge condition:

"The authorised development shall be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of document referenced: Crime Impact Statement: Brigham Street 20 No. Houses and 4 No. Apartments for One Manchester Version A: 17th October 2022 Reference: 2022/0453/CIS/01by GM Police Design for Security. The development shall only be carried out in accordance with these approved details and, within 3 months of the occupation of the final dwellinghouse to be constructed, written confirmation of the attainment of 'Secured by Design' accreditation shall be submitted to and acknowledged in writing by the City Council as local planning authority."

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

Date (must be pre-application submission)

Details of the pre-application advice received

Details as mentioned regarding SBD timescales were discussed with Mr Glennon who suggested the alternative wording proposed to provide a 3-month period to address the Condition.

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

Triangle Architects

Date

18/10/2024