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

68-70

Address Line 1

High Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M4 1EA

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

Easting (x)

384276

Northing (y)

398605

Description

Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Karim

Company Name

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

Town/City

County

Country

C/O Agent

Postcode

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

Mr

First name

Stuart

Surname

Howden

Company Name

Northern Planners

Address

Address line 1

Jubilee Court

Address line 2

Copgrove

Address line 3

Town/City

Harrogate

County

North Yorkshire

Country

United Kingdom

Postcode

HG3 3TB

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

Creation of hotel (Use Class C1) and associated external alterations

Reference number

138110/FO/2023

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

21/12/2023

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

Condition number(s)

2, 9 and 16

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

The supporting letter submitted alongside this application provides details on this. However, in summary, revised drawings have been produced to reflect external and internal alterations proposed to the approved scheme. Alterations have been proposed following further building survey work, as well as for the purposes of fire safety and complying with building regulations. In addition, it is proposed to include 7 no. additional hotel rooms at basement level. As a consequence of these revised drawings, the drawing numbers specified in Conditions 2, 9 and 16 will require updating.

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

Please see supporting letter submitted alongside this application which provides details on this.

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

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
- [x] The Agent

Title

Mr

First Name

Stuart

Surname

Howden

Declaration Date

03/07/2024

☑ 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

Sophie Cattlin

Date

04/07/2024