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

Newton Heath Train Maintenance Depot

Address Line 1

Dean Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M40 3AB

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

Easting (x)

387788

Northing (y)

400895

Description

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Thompson

Company Name

Northern Trains Ltd

Address

Address line 1

Newton Heath Train Maintenance Depot Dean Lane

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M40 3AB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Ioana

Surname

Simion

Company Name

Ridge and Partners LLP

Address

Address line 1

2nd Floor, 100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M3 7FB

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 two storey office building (Class E) and associated landscaping

Reference number

138384/FO/2023

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

08/01/2024

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

Condition number(s)

Condition 2)

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Site survey was undertaken and minor amendment required to the building shape on the NW corner, and building footprint altered as a result.

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

The development hereby approved shall be carried out in accordance with the following drawings and documents:

010001 P4
010002 P4
010003 P5
010004 P5
010005 P4
010006 P3
010007 P4
010008 P4
010009 P3

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?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

138384/FO/2023

Date (must be pre-application submission)

28/03/2024

Details of the pre-application advice received

Two options was available, non-material amendments or variation to the approved conditions (also known as Section 73). The recommended route would be the Section 73 i.e. varying the approved 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?

- [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

Ms

First Name

Ioana

Surname

Simion

Declaration Date

07/05/2024

- [x] 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

Ioana Simion

Date

07/05/2024