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

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)

388939

Northing (y)

396320

Description

Erection of 1 x 3 bed house and 4 x 1 bed cottage flats (Class C3) with associated car parking and landscaping.

Applicant Details

Name/Company

Title

Mr

First name

Ryan

Surname

Shenton

Company Name

Southway Housing Trust

Address

Address line 1

Southern Gate

Address line 2

729 Princess Road

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M20 2LT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mrs

First name

Victoria Jane

Surname

Saunders

Company Name

Bernard Taylor Partnership Ltd

Address

Address line 1

Elizabeth House

Address line 2

486 Didsbury Road

Address line 3

Heaton Mersey

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK4 3BS

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 1 x 3 bed house and 4 x 1 bed cottage flats (Class C3) with associated car parking and landscaping

Reference number

136204/FO/2023

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

03/08/2023

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

Condition number(s)

Condition 2 & 7

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

1-Bed Cottage apartments footprint has been altered to provide an elongated living/ dining space therefore overall building width is narrowed as the total gross internal area is retained. The changes to the internal layout better accommodate a kitchen/ living space and additional windows are to be provided on the rear elevation to provided additional natural light (will be obscured). Subsequently, the site plan has been altered to accommodate the changes to the cottage apartments, and appears to fit better on the site.

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

Condition to be updated with the following drawings numbers:

VS-BTP-00-SP-DR-A-3810_106G - Proposed Site Plan
VS-BTP-01-ZZ-DR-A-3810_115A - 1B2P Cottage Flat

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?

- [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

Date (must be pre-application submission)

08/04/2024

Details of the pre-application advice received

Janet stated via email correspondence with BTP: 'With regards to regularising this, you would need to submit a Variation of Condition application and include with the submission a set of the previously approved plans for this site, and a set of the proposed plans, with any changes clouded or annotated.

The proposal would be to big to enable a non material change application.'

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

Mrs

First Name

Victoria Jane

Surname

Saunders

Declaration Date

10/04/2024

- [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

Victoria Jane Saunders

Date

10/04/2024