

**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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Land at junction of Great Ancoats Street/Pollard Street"/>
Address Line 1	<input type="text" value="Pollard Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text" value="Manchester"/>
Postcode	<input type="text" value="M4 7DS"/>

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

Easting (x)

Northing (y)

Description

The Site currently comprises 4.97 acres / 2.01 hectares of brownfield land, bisected by the New Islington Tram line behind Ancoats Street. Bounded by Pollard Street; Great Ancoats Street and the Ashton Canal.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

AG GP Manchester Pollard B.V.

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

C/O Agent

Town/City

C/O Agent

County

Country

C/O Agent

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

M4 4AH

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

Variation of planning conditions 3, 21, 24, 27, 28, 33, 34, 35, 39, 40, 41, 44, 47, 49 and 51 of planning permission 128191/FO/2020 to make elevational alterations, changes to internal layout and roof top plant

Reference number

133841/JO/2022

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

27/07/2022

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

Condition number(s)

2, 3, 5, 6, 8, 9, 10, 11, 12, 14, 15a, 16, 21, 24, 27, 28, 39, 40, 41, 44, 47, 49 and 51

Has the development already started?

- ☒ Yes
☐ No

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

23/10/2023

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Please see Planning Statement Addendum submitted in support of this application for details of amended condition wording.

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

Please see Planning Statement Addendum submitted in support of this application for details of amended condition wording.

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)

29/08/2023

Details of the pre-application advice received

The proposed changes have been presented to MCC Case Officers where it was agreed that the appropriate mechanism to formally agree was via a Section 73 application. Subsequent design developments have been presented to account for comments made by officers.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Landmark Collections Limited

Address Line 2:

PO Box 2257

Town/City:

Bolton

Postcode:

BL6 9JB

Date notice served (DD/MM/YYYY):

19/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Landmark Collections Limited

Address Line 2:

PO Box 2257

Town/City:

Bolton

Postcode:

BL6 9JB

Date notice served (DD/MM/YYYY):

19/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Town Hall

Address Line 2:

PO Box 532

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

19/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

2

Suffix:

Address line 1:

Piccadilly Place

Address Line 2:

Town/City:

Manchester

Postcode:

M1 3BG

Date notice served (DD/MM/YYYY):

19/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Trencherfield Mill

Address Line 2:

Heritage Way

Town/City:

Wigan

Postcode:

WN3 4BN

Date notice served (DD/MM/YYYY):

19/12/2023

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Michael

Surname

Percival

Declaration Date

19/12/2023

☒ 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

Joshua Wyatt-Smith

Date

19/12/2023