

**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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

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

Easting (x)

Northing (y)

Description

6 House and 6 Flats as approved under 091935/FO/2009/S1

Applicant Details

Name/Company

Title

Mr

First name

Mahmood

Surname

Ahmed

Company Name

Address

Address line 1

27 Aspinall Street

Address line 2

Rusholme

Address line 3

Town/City

Manchester

County

Country

Postcode

M14 5UD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Mahmood

Surname

Esmail

Company Name

Esmail Architects

Address

Address line 1

10 Wedmore Road

Address line 2

Address line 3

Town/City

Sutton Coldfield

County

Country

Postcode

B73 5SG

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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 6 part 2 storey town houses and a 3 storey block of 6 flats with associated car parking and landscaping
Land Bounded By Meldon Road/ Copthorne Crescent And Beresford Road, Rusholme

Reference number

091935/FO/2009/S1

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

21/12/2010

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

Condition number(s)

Condition 4

Has the development already started?

☒ Yes

☐ No

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

30/06/2012

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The basis for the proposed removal of Condition 4 is so that a range of quality internal spaces can be provided that are better suited to the 'cultural' requirements of residents of the area. In addition, it also allows for a dedicated space that can be given over to the demand for 'working-from-home' study spaces.

The proposed change has been independently assessed by separately appointed Transportation Engineers; who have assessed the proposal to ensure that the loss of the garage space would not detrimental to either the residents of the houses or to traffic locally. Please refer to the Transport Technical Note as prepared by SCP; ref LB/230874/TM01, dated 3rd November 2023. The report clearly demonstrates that the site has great accessibility and and when considered against transportation engineeringcriteria the proposed removal of Condition 4 should be deemed acceptable.

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

Not Applicable

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

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

Mr

First Name

Mahmood

Surname

Esmail

Declaration Date

15/12/2023

☒ 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

Mahmood Esmail

Date

15/12/2023