MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
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

Higher Blackley Community Centre

Address Line 1

Victoria Avenue

Address Line 2

Blackley

Address Line 3

Manchester

Town/city

Manchester

Postcode

M9 0RA

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

Easting (x)

385214

Northing (y)

404083

Description

Land South of Victoria Avenue, Blackley, Manchester, M9 0RA

Applicant Details

Name/Company

Title

Mr

First name

Steve

Surname

Brown

Company Name

John Southworth

Address

Address line 1

10 Charles St

Address line 2

Dukinfield

Address line 3

Cheshire

Town/City

County

Country

Postcode

SK16 4SD

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

Mr

First name

Daniel

Surname

Tomlinson

Company Name

GWP Architecture

Address

Address line 1

1 Lidgett Lane

Address line 2

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS8 1PQ

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 25 dwellinghouses (C3a) with associated car parking, landscaping and boundary treatment following demolition of part of the Higher Blackley Community Centre and Former Royal British Legion and other associated associated works.

Reference number

136513/JO/2023

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

17/03/2023

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

Condition number(s)

Condition 12
Condition 32

Has the development already started?

- [x] Yes
- [ ] No

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

03/04/2023

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

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

Condition 12 - This is following a detailded design review whereby the strategy has changed to a fabric first approach, whereby all dwellings achieve a consistent level of performance (rather than having a few dwellings using PV to lift the developments overall carbon reduction). For the avoidance of doubt this still meets the 15% (over part L 2010) target.

Condition 32 - To remove this condition as no PV panels are required.

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

Condition 12 - To change the energy statmenent as currently approved for the latest developed design specification and carbon reduction calculations. This is following a detailded design review whereby the strategy has changed to a fabric first approach, whereby all dwellings achieve a consistent level of performance (rather than having a few dwellings using PV to lift the developments carbon reduction).

Condition 32 - To remove this condition as no PV panels are required.

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

Victoria Ave

Date (must be pre-application submission)

21/08/2023

Details of the pre-application advice received

Discussion of strategy to amend conditions.

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**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Bridgewater Place

Number:
304

Suffix:

Address line 1:
BIRCHWOOD PARK

Address Line 2:

Town/City:
WARRINGTON

Postcode:
WA3 6XG

Date notice served (DD/MM/YYYY):
22/08/2023

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Daniel

Surname

Tomlinson

Declaration Date

22/08/2023

☑ 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

Daniel Tomlinson

Date

24/08/2023