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

Former Boddingtons Brewery Site

Address Line 1

Dutton Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M3 1LE

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

Easting (x)

383881

Northing (y)

399254

Description

Applicant Details

Name/Company

Title

First name

Surname

n/a

Company Name

Salboy Ltd

Address

Address line 1

Unit 3 Birchwood One Business Park

Address line 2

Dewhurst Road

Address line 3

Birchwood

Town/City

Warrington

County

Country

England

Postcode

WA3 7GB

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

Joe

Surname

McElhone

Company Name

Deloitte LLP

Address

Address line 1

The Hanover Building

Address line 2

Corporation Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

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

Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works

Reference number

118831/FO/2018

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

28/02/2019

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

Condition number(s)

Condition 3

Has the development already started?

- [x] Yes
- [ ] No

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

14/06/2022

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

Please refer to cover letter.

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

Please refer to cover letter.

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

26/07/2023

Details of the pre-application advice received

Pre-application advise regarding this 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?

- ◯ 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:

Number:

Suffix:

Address line 1:
Manchester City Council, Town Hall Extension, Albert Square

Address Line 2:

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served (DD/MM/YYYY):
01/09/2023

Person Family Name:

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

House name:
Samuel House

Number:
47

Suffix:

Address line 1:
47 Dutton Street

Address Line 2:

Town/City:
Manchester

Postcode:
M3 1LF

Date notice served (DD/MM/YYYY):
01/09/2023

Person Family Name:

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

House name:

Number:

Suffix:

Address line 1:
25 Rochdale Road

Address Line 2:

Town/City:
Manchester

Postcode:
M4 4HT

Date notice served (DD/MM/YYYY):
01/09/2023

Person Family Name:

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

House name:
Suite 255

Number:

Suffix:

Address line 1:
Communication House , 9 St John’s Street , Colchester

Address Line 2:

Town/City:
Essex

Postcode:
CO2 7NN

Date notice served (DD/MM/YYYY):
01/09/2023

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Joe

Surname

Mcelhone

Declaration Date

07/09/2023

- [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.

- [x] I / We agree to the outlined declaration

Signed

Jasmine Sandhu

Date

08/09/2023