

**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" value="2"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Spinningfields Square"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Manchester"/>
Town/city	<input type="text" value="Manchester"/>
Postcode	<input type="text" value="M3 3AP"/>

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

Easting (x)	Northing (y)
<input type="text" value="383536"/>	<input type="text" value="398182"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Miss

First name

Rebecca

Surname

Dennis

Company Name

Pegasus Group

Address

Address line 1

Queens House

Address line 2

Queen Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 5HT

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 single storey extension and creation of external seating area and external alterations to existing building

Reference number

132373/FO/2021

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

26/05/2022

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

Condition number(s)

Condition 2

Has the development already started?

☒ Yes

☐ No

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

01/06/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Condition 2 needs to be changed so that it refers to updated plans. Consent has been given for a the erection of single storey extension. A small single storey extension, than the one approved, is now proposed.

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

Condition 2 needs to be changed so that it refers to updated plans which show the smaller extension, including:

7339-202-AA-Proposed GA Plan - Ground Floor
7339-230-M-Proposed External Elevations

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

NA

Date (must be pre-application submission)

28/07/2023

Details of the pre-application advice received

"The City Council's position is that we would not support a smaller extension." (Email of 28/07/2023)

"Regarding the proposed extension, we request that the NMA is withdrawn. The City Council does not consider this can be dealt with as a non material amendment. Should you proceed to submit a formal amendment to the planning permission it would be unlikely to be supported. The harm created by the original extension was justified on the basis that it was providing more covers which you outlined was required to make the business viable. As the proposed revised extension now only constitutes a lobby the justification for the harm is no longer outweighed by your original justification. "(Email of 27/07/2023)

To be clear, we have been unable to find any evidence that a viable case was made by the Applicant at the time of the original 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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

1 The Avenue Unit Trust

Number:

Suffix:

Address line 1:

4th Floor, St Paul's Gate

Address Line 2:

22-24 New Street

Town/City:

St Helier, Jersey

Postcode:

JE1 4TR

Date notice served (DD/MM/YYYY):

24/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

1 The Avenue Unit Trust

Number:

Suffix:

Address line 1:

4th Floor, St Paul's Gate

Address Line 2:

22-24 New Street

Town/City:

St Helier, Jersey

Postcode:

JE1 4TR

Date notice served (DD/MM/YYYY):

24/08/2023

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Miss

First Name

Rebecca

Surname

Dennis

Declaration Date

24/08/2023

☒ 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

Rebecca Dennis

Date

24/08/2023