

**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	
Suffix	
Property Name	
Address Line 1	Red Bank Neighbourhood
Address Line 2	Victoria North
Address Line 3	
Town/city	Manchester
Postcode	

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

Easting (x)

Northing (y)

Description

The application site extends to approximately 15.74ha and comprises an irregular shaped parcel of land to the east of Red Bank Road, west of Collyhurst Road and Dantzic Street. The site is bounded by commercial and industrial uses along Honey Street and Collingham Street to the north-west. It is bound by the Packaging Products industrial site to the north-east, by Collyhurst Road and Dantzic Street to the south-east, and by Roger Street and the former Red Bank Viaduct to the south-west.

Applicant Details

Name/Company

Title

First name

Surname

c/o Agent

Company Name

Manchester City Council

Address

Address line 1

c/o Agent

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

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

M2 1DW

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

City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works.

Reference number

133143/VO/2022

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

14/07/2022

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

Condition number(s)

See supporting planning letter and associated submission documents

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

See supporting planning letter and associated submission documents

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

See supporting planning letter and associated submission documents

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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Discussed the purpose, scope and appropriateness of the Section 73 application to introduce phasing to the consented scheme through new and/or amended planning 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

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Review of available title plans/ land registry records undertaken, and research into unregistered land parcels.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

6th floor

Address Line 2:

125 London Wall

Town/City:

London

Postcode:

EC2Y 5AS

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

2nd Floor Quay House

Address Line 2:

Quay Street

Town/City:

Manchester

Postcode:

M3 3RG

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Redbank House

Address Line 2:

4 St Chad's Street, Cheetham

Town/City:

Manchester

Postcode:

M8 8QA

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

PO Box 374, Richmond House

Address Line 2:

St Julian's Avenue, St Peter Port

Town/City:

Guernsey

Postcode:

GY1 3YS

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Borron Street

Address Line 2:

Town/City:

Stockport

Postcode:

SK1 2JD

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Horizon House

Address Line 2:

Deanery Road

Town/City:

Bristol

Postcode:

BS1 5AH

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Richard Fairclough House

Address Line 2:

Knutsford Road

Town/City:

Warrington

Postcode:

WA4 1HT

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Ground Floor

Address Line 2:

12 Stanhope Gate

Town/City:

London

Postcode:

W1K 1AW

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

218 Moston Lane

Address Line 2:

Moston

Town/City:

Manchester

Postcode:

M40 9NS

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

36 Acreman Street

Address Line 2:

Sherborne

Town/City:

DT9 3NX

Postcode:

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Town Hall

Address Line 2:

Albert Square

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

1 Eversholt Street

Address Line 2:

Town/City:

London

Postcode:

NW1 2DN

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

1 Park Street

Address Line 2:

Town/City:

Macclesfield

Postcode:

SK11 6SR

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

1 Park Street

Address Line 2:

Town/City:

Macclesfield

Postcode:

SK11 6SR

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Richmond House

Address Line 2:

St. Julian's Avenue, St. Peter Port

Town/City:

Guernsey

Postcode:

GY1 1GZ

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

6th Floor

Address Line 2:

49 Peter Street

Town/City:

Manchester

Postcode:

M2 3NG

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Unit 2, Abbots Business Park

Address Line 2:

Monks Way, Preston Brook

Town/City:

Runcorn

Postcode:

WA7 3GH

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

2 Piccadilly Place

Address Line 2:

Town/City:

Manchester

Postcode:

M1 3BG

Date notice served (DD/MM/YYYY):

25/05/2023

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Manchester Evening News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

29/05/2023

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Ed

Surname

Harvey

Declaration Date

24/05/2023

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Ed Harvey

Date

24/05/2023