MANCHESTER CITY COUNCIL

Planning
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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

Hammerstone Road Depot

Address Line 1

1 Hammerstone Road

Address Line 2

Gorton

Address Line 3

Town/city

Manchester

Postcode

M18 8EQ

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

Easting (x)

388219

Northing (y)

396861

Description

Applicant Details

Name/Company

Title

First name

Anna

Surname

Lucas

Company Name

Manchester City Council

Address

Address line 1

Major Projects, Capital Programmes, Corporate Core Directive

Address line 2

PO Box 532

Address line 3

Town Hall

Town/City

Manchester

County

Country

Postcode

M60 2LA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Thompson

Company Name

Fletcher-Rae

Address

Address line 1

Level 12

Address line 2

Tower 12

Address line 3

18-22 Bridge Street

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 3BZ

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: Refurbishment and reconfiguration of the existing loco shed to include office, storage, and workshop accommodation; demolition of existing ancillary buildings; erection of a new gatehouse; reconfiguration of existing parking areas; creation of a 'Winter Maintenance' area including a commercial vehicle parking garage with associated office & welfare accommodation and a grit/salt storage barn; creation of vehicle wash-down area; refurbishment of the existing vehicle refuelling area; and restoration and enhancement of the memorial garden.

Reference number

130127/VO/2021

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

03/12/2021

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

Condition number(s)

2 - Approved Drawings
7 - Car Parking
8 - EV Charging Points
15 - External Lighting
18 - Waste Management Strategy
23 - Hard & Soft Landscaping
11 - Materials

Has the development already started?

- [x] Yes
- [ ] No

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

11/04/2022

Has the development been completed?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Variation of conditions are required to allow for changes to the approved drawings / proposals resulting from changes to the scope during the duration of the works.

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

Condition 2 - Approved Drawing Documents
Approved list to be updated with the revised drawings submitted with this application

Condition 7 - Carparking
Drawing reference in the condition description needs updating to reflect the current drawing HRD-FRA-00-XX-DR-A-90-0200-C06 and revised layout illustrated

Condition 8 - EV Charging Points
Drawing reference in the condition description needs updating to reflect the current drawing HRD-FRA-00-XX-DR-A-90-0200-C06 and revised layout illustrated

Condition 11 - Materials
Reference to the Gritter Garage & Salt Barn can be omitted as these elements no longer form part of the scope

Condition 15 - External Lighting
External lighting proposals have been revised to allow for the reconfigured parking areas

Condition 18 - Waste Management Strategy
Drawing reference in the condition description needs updating to reflect the current drawing HRD-FRA-00-XX-DR-A-90-0211-C02 and revised layout illustrated

Condition 23 - Hard & Soft Landscaping
Drawing reference in the condition description needs updating to reflect the current drawing HRD-FRA-00-XX-DR-A-90-0210-C03 and revised layout illustrated

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?

- [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

Date (must be pre-application submission)

31/05/2023

Details of the pre-application advice received

Submittal advice

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?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] 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

Andrew

Surname

Thompson

Declaration Date

14/07/2023

☑ 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

Andrew Thompson

Date

14/07/2023