

**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

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

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?

- ☒ 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

125974/FO/2020

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

26/02/2022

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

Condition number(s)

Condition 2 - Approved Plans
Condition 11 - Boundary Treatments
Condition 17 - Waste management

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

General changes to the general arrangement following technical (RIBA stage 4) design development, resulting in general minor changes to the site layout footpaths, garden spaces, drives, levels and bin strategy so as to be compliant with relevant regulations and best practice. A drawing highlighting the key changes will be submitted alongside this application and is annotated to illustrate the below:

1. Simplification of plot 4 bin route (>30m) through introduction of front bin store,
2. As above, drives adjusted to suit
3. Reconfiguration of drives and landscape adjacent plot 6 to make levels in this area compliant with building regulation access (Part M) requirements, landscape adjacent adjusted following review of retaining structures
4. Change to create front access to plot 22

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

For the noted conditions, we wish to substitute the approved drawings referenced with new drawings. A drawing schedule detailing which drawings are replaced and by what has been produced and will be submitted with the application.

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

Victoria Ave

Date (must be pre-application submission)

27/02/2023

General review of the current permission and strategy for progression of the development.

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):

16/03/2023

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Daniel

Surname

Tomlinson

Declaration Date

16/03/2023

☒ 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

Daniel Tomlinson

Date

17/03/2023