

**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

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Lewis

Company Name

Canmoor (Manchester) Ltd

Address

Address line 1

34 Dover Street

Address line 2

Address line 3

Town/City

London

County

Country

UK

Postcode

W1S 4NG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

02077400950

Secondary number

Fax number

Email address

rlee@hale-adm.com

Agent Details

Name/Company

Title

Mr

First name

Roland

Surname

Lee

Company Name

Hale Architecture Limited

Address

Address line 1

22c Leathermarket Street

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

SE1 3HP

## Contact Details

Primary number

02077400950

Secondary number

Fax number

Email address

rlee@hale-adm.com

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 12 No. industrial units with Use Class E(g), B2 and B8 uses with ancillary offices (42782 sqm) together with service areas, car parking, landscaping and boundary treatment following demolition of existing building

Reference number

129444/FO/2021

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

24/09/2021

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

Condition number(s)

Conditions

2 (drawing revisions and additional drawings)

6 (drainage strategy drawing revisions)

10 (boundary fencing drawing revisions)

16a (acoustics to reference amended/additional drawings)

18 (tenants opening hours - amended drawings reference only)

24 (car parking provision provision pre-occupation within two phases - total car numbers are unchanged)

25 (provision of cycle spaces split according to the phasing - total bicycle spaces number remains unchanged)

33 (landscape plans reflecting the phasing)

Has the development already started?

☐ Yes

☒ No

## Condition(s) - Variation/Removal

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

To enable the scheme to be built in two phases and provide future access to the adjoining Stone House site by allowing minor changes to the location of the site access road ramp and gates together with adjusting the location of the access gates and fencing to the service yard of Unit 1.

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

20066 -PL1001A -Site Location Plan  
20066 -PL1002 - Existing Site Plan  
20066 -PL1003O -Proposed Site Plan  
20066 -PL1004F -Site Block Plan  
20066 -PL1005H - Proposed Fence Line Drawing  
20066 -PL1205A -Proposed Site Sections A-A & B-B  
20066 -PL1206A -Proposed Site Sections C-C, D-D & E-E  
20066 -PL 1207A - Proposed Site Sections F-F & G-G  
20066 -PL1218A -Proposed site plan comparison drawing for Stone House site entrance  
20066 -PL1250 -Site Location Plan -Phasing Boundaries  
20066 -PL1251A -Proposed Site Plan - Phasing Boundaries  
20066 -PL1254A -Proposed Fence Line Drawing - Phasing Boundaries  
20066 -PL1255A -Site Block Plan - Phasing Boundaries  
20-93-07@A0 Planting Plan (Phase 01)  
20-93-08@A0 Tree Retention Removal (Phase 01)  
20-93-09@A0 Tree Protection Plan (Phase 01)  
20-93-10@A0 Planting Plan (Phase 02)  
20-93-11@A0 Tree Retention Removal (Phase 02)  
20-93-12@A0 Tree Protection Plan (Phase 02)  
9762-PTA-XX-XX-RP-C-9080 - Drainage Strategy (Technical Note) Part 1  
9762-PTA-XX-XX-RP-C-9080 - Drainage Strategy (Technical Note) Part 2  
Swept path drawing ref 205229-AT-N01 RevD (HGV to Unit 1)  
Swept path drawing ref 205229-AT-N02-RevD (Refuse vehicle to Unit 1)

## 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

Mr

First Name

Steve

Surname

McCoombe

Reference

129444/FO/2021

Date (must be pre-application submission)

19/10/2022

Details of the pre-application advice received

We were advised that the proposed phasing of the consented scheme would need to be covered by a S73 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

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

☐ Yes

☒ 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

Roland

Surname

Lee

Declaration Date

11/11/2022

☒ 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

Roland Lee

Date

10/01/2023

Amendments Summary

Application to enable the consented scheme to be built in two phases and provide future access to the adjoining Stone House site by allowing minor changes to the location of the site access road ramp and gates together with adjusting the location of the access gates and fencing to the service yard of Unit 1.