

**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	27
Suffix	
Property Name	Gorton Community Hub
Address Line 1	Garratt Way
Address Line 2	Gorton
Address Line 3	
Town/city	Manchester
Postcode	M18 8HE

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

Easting (x)	Northing (y)
388410	396150

Description

CITY COUNCIL DEVELOPMENT Proposed erection of part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Waite

Company Name

Manchester City Council

Address

Address line 1

Corporate Core Directorate

Address line 2

Town Hall

Address line 3

PO Box 532

Town/City

Manchester

Country

United Kingdom

Postcode

M60 2LA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

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

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

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

CITY COUNCIL DEVELOPMENT Proposed erection of part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments

Reference number

124359/VO/2019

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

31/10/2019

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

Condition number(s)

15

Has the development already started?

☒ Yes

☐ No

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

01/07/2020

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 15 states :

Prior to the occupation of the accommodation hereby approved, finalised details of the Electric Vehicle Charging points , together with the infrastructure (ducting and capacity) shown on plan ref: GCH-MEP-XX-XX-DR-E-6300 P2 (External – Proposed electrical services layout) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with the approved details. All electric vehicle charging points , shall remain in situ whilst the use or development is in operation. Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

With regards to the above we confirm the following on behalf of the applicant ;

1. It won't be feasible to supply and fit any EV charging units as part of the construction of the above project as Manchester City Council's desired EV charging strategy is still being developed and isn't due to be finalised until later this year (2022).
2. Manchester City Council are currently developing a City Wide EV strategy and it's too early to be able to determine the most appropriate car charging approach to adopt at Gorton but stressing that appropriate EV chargers (equal or better than what Planners were expecting via this planning application) will be provided once a specific requirement have been determined and agreed in consultation with TfGM who are partnering with Manchester City Council in developing a City wide approach.
3. When finalised, what is implemented will be equal to, or surpass the expectation of 10 x 7.6kw chargers originally referenced in the planning application.
4. As part of this project, Morgan Sindall will provide a ducting infrastructure to support the future installation of EV chargers.

We appreciate that condition 15 requires finalised details of the EV charging points & infrastructure to be submitted & approved "prior to occupation" but unfortunately the applicant is unable to provide such details at this time.

We are therefore submitting this application to vary the wording of condition 15 to be determined Within six months of the first use of the development

We would be most grateful if you could consider the above & confirm if acceptable

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

Omit wording - "Prior to the occupation of the accommodation hereby approved", change wording - "Within six months of the first use of the development",

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

24/10/2022

Details of the pre-application advice received

Dear Tim,

Having given more thought to your enquiry, I would suggest the submission of an application to vary the wording of the condition as you have indicated.

Kind regards,
Sue Wills
Principal Planner
Development Management North
Planning
Growth and Development Directorate.
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
M60 2LA
External Tel: 0161 234 4524
Internal extension 34524
Mobile 07788978633
Email: sue.wills@manchester.gov.uk
<http://www.manchester.gov.uk>

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

Paul

Surname

Waite

Declaration Date

03/11/2022

☒ 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

Tim Kilpatrick

Date

03/11/2022