

**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

Alex

Surname

Farmer

Company Name

Penrose Manor Limited

Address

Address line 1

The Exchange

Address line 2

5 Bank Street

Address line 3

Town/City

Bury

Country

United Kingdom

Postcode

BL9 0DN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

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

Erection of 9, three storey dwellinghouses (Use Class C3a) with associated parking, landscaping and amenity space following demolition of existing warehouse

Reference number

130168/FO/2021

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

06/08/2021

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

Condition number(s)

Condition 2: replacement of the "Energy and Environmental Standards Statement - prepared by Novo Integration Ltd" stamped as received by the City Council, as Local Planning Authority, on the 28 April 2021; with a new Energy and Environmental Standards Statement - prepared by Novo Integration Ltd"

Condition 12: he development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement prepared by Novo Integration Ltd

Has the development already started?

☒ Yes

☐ No

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

04/01/2022

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

We have worked up an alternative energy strategy as email correspondence with Jennifer Atkinson; the revised proposals replace photovoltaic panels with air source heat pumps; which is a significantly more sustainable solution, with a far greater improvement on building regs and will result in much lower running costs for the home owners.

We have also asked the acoustician, who prepared the Noise Impact Assessment (listed document in our consent), to prepare a note to use the Air Source Heat Pump information to discharge condition 16 which will be applied for separately, but will be appended to this application also.

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

We would like to swap out the approved energy strategy document

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

Date (must be pre-application submission)

12/07/2022

Details of the pre-application advice received

Asked about principle of changing strategy and mechanism of doing so; together with ensuring no noise nuisance

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:

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

11/07/2022

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Alex

Surname

Farmer

Declaration Date

13/07/2022

☒ 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

Alex Farmer

Date

14/08/2022

Amendments Summary

In response to MCC letter dated 27 July 2022 this application now includes the variation to condition 12 as well as condition 2. I will email Jennifer Atkinson under separate cover to apply to discharge condition 16.