

**Planning**

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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 adjacent Mayton Street, Manchester.

Applicant Details

Name/Company

Title

Ms

First name

Victoria

Surname

Young

Company Name

One Manchester

Address

Address line 1

Lovell House

Address line 2

6 Archway

Address line 3

Town/City

Manchester

Country

Postcode

M15 5RN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

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

The erection of 23 semi-detached and terraced two storey dwellinghouses with associated car parking, hard and soft landscaping and boundary treatments.

Reference number

129912/JO/2021

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

07/06/2022

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

Condition number(s)

Condition 32

Has the development already started?

☒ Yes

☐ No

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

01/10/2021

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

With regards to Condition 32 which asks for level access be provided to both the front and rear of the properties. The reasons for this are as follows:

- NHBC building warrantly and timber frame construction. To enable level thresholds the external level is brought level with the properties ground level and DPC, it is advised to keep this to a minimum with timber frame construction as any drainage or water ingress related failure would more likely affect the structure in these locations.
- Client requirements. The client One Manchester only require level access to the front of the properties, as is standard for their developments throughout Manchester.

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

The condition asks for level access to both the front and rear of the properties. This application seeks to change this to confirm that only the principle private entrance will achieve accessible thresholds, this will be in accordance with the access requirements of Building Regulations Part M4(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

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: Manchester City Council Number: Suffix: Address line 1: Manchester City Council Address Line 2: Floor 6 Town Hall Extension PO Box 532 Town/City: Manchester Postcode: M60 2LA Date notice served (DD/MM/YYYY): 30/03/2021 Person Family Name:
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Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Daniel

Surname

Tomlinson

Declaration Date

01/07/2022

☒ 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

Daniel Tomlinson

Date

06/07/2022