MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
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: 241

Suffix:

Property Name:

Address Line 1: Barlow Moor Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 7QL

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

Easting (x): 382794

Northing (y): 392260

Description

Applicant Details

Name/Company

Title

Mr

First name

Navid

Surname

Bani

Company Name

Address

Address line 1

A5704, 9 Owen ST

Address line 2

Address line 3

Town/City

Manchester

County

Country

UK

Postcode

M15 4TW

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

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 a two storey rear extension following demolition of existing rear extension, elevational and roof alterations to existing building to two number self contained apartments, and three floors of commercial floorspace Classes A1, A2 and B1 with associated car parking, refuse storage, boundary treatment and landscaping.

Reference number

APP/B4215/W/18/3219012

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

17/06/2019

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

Condition number(s)

Condition 7

Has the development already started?

- [x] Yes
- [ ] No

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

09/11/2021

Has the development been completed?

- [x] Yes
- [ ] No

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

28/11/2022

Condition(s) - Variation/Removal

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

The condition restricts the opening hours of the commercial floorspace to 08:00–18:00 Monday to Saturday. The business operating from the premises seeks to operate with amended opening hours that better reflect the nature of the use and local demand. The application is made to regularise the operation of the premises and to provide certainty and clarity in respect of permitted opening hours, while continuing to safeguard the amenity of nearby residential properties.

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

Condition 7 is proposed to be varied to read as follows:

“No business shall take place at the commercial property outside of the following hours:

• Monday to Thursday: 08:00 to 22:00
• Friday and Saturday: 08:00 to 23:00
• Sunday and Bank Holidays: 09:00 to 21:00

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] 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
- [x] Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Navid

Surname

Bani

Declaration Date

28/01/2026

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Navid Bani

Date

28/01/2026