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

Suffix

Property Name

Wythenshawe Campus

Address Line 1

Brownley Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M22 9UH

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

Easting (x)

383010

Northing (y)

387936

Description

Applicant Details

Name/Company

Title

Mr.

First name

Niall

Surname

Wright

Company Name

The Manchester College

Address

Address line 1

Whitworth House

Address line 2

Ashton Old Road

Address line 3

Town/City

Manchester

County

Country

UK

Postcode

M11 2WH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Melissa

Surname

Murphy

Company Name

10architect Ltd

Address

Address line 1

12

Address line 2

Hilton Street

Address line 3

Town/City

MANCHESTER

County

Country

Postcode

M1 1JF

Contact Details

Primary number

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

Secondary number

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 single-storey building (Class F1a - Provision of education) comprising a brick workshop and ancillary space with external covered teaching area,
following the demolition of the existing single-storey brick workshop and polytunnel building, together with relocation of the existing secure compound for HGVs.

Reference number

143845/FO/2025

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

29/10/2025

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

Condition number(s)

Condition 2

The development hereby approved shall be carried out in accordance with the following drawings and documents:

b) Proposed floor and roof plans - MCBW-10A-V0-XX-DR-A-0201-L1, received on 28 August 2025

d) Proposed Sections - MCBW-10A-V2-XX-DR-A-2020-L1, received on 28 August 2025

e) Proposed Elevations - MCBW-10A-V2-XX-DR-A-2540-L2, received on 24 September 2025

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Following the approval of the application and the development of the technical design for the brick workshop, we have encountered some difficulties achieving the proposed window and louvre arrangements on the Southwest and Northeast facades as these facades need to be fire rated due to their proximity to the adjacent site boundary and the existing bungalow building. As such we are proposing to omit all the windows to the Southwest façade with the exception of that to the office and omit the two louvres on the Northeast façade. The mechanical ventilation of the space will then be achieved by adding louvres over the windows on the North elevation and 4 no. roof mounted ventilation cowls on the roof (to the Southwest side). In addition to this we are proposing to extend the wall cladding around the dust extract plant to provide greater acoustic protection.

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

Please can we substitute the following drawings:

Proposed Floor and Roof Plans - MCBW-10A-V0-XX-DR-A-0201-L2
Proposed Sections - MCBW-10A-V2-XX-DR-A-2020-L2
Proposed Elevations - MCBW-10A-V2-XX-DR-A-2540-L3

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?

- [x] The agent
- [ ] The applicant
- [ ] Other person

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

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

Mrs

First Name

Melissa

Surname

Murphy

Declaration Date

29/01/2026

☑ 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

Melissa Murphy

Date

29/01/2026