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

Merchants Warehouse

Address Line 1

Castle Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M3 4LZ

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

Easting (x)

383104

Northing (y)

397529

Description

Existing listed warehouse used as commercial office space

Applicant Details

Name/Company

Title

Mrs

First name

Sarah

Surname

Ramsbottom

Company Name

Castlefield Estates

Address

Address line 1

2 Castle Street

Address line 2

Manchester

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

Postcode

M3 4LZ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Davies

Company Name

Tim Groom Architects

Address

Address line 1

Eastgate

Address line 2

2 Castle Street

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M3 4LZ

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

Listed building consent internal fitout to first and second floors with removal of partitions

Reference number

143965/LO/2025

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

05/11/2025

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

Condition number(s)

Condition 2) Specified Plans and Documents
The development hereby approved shall be carried out in accordance with the plans and documents received 12/09/2025:
1241-TGA-XX-01-DR-A-32200 - Reinstated entrance screen and door P02

Has the development already started?

- [x] Yes
- [ ] No

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

25/01/2026

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

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

The screen design has been been subject to minor amendment to centralise the doors to the space, a mullion and side panel has been included to allow for the screen to move at a later date, a plasterboard bulk head has been retained above the screen to deal the beam bow and the central transom has been omitted.

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

We wish to vary the condition to include updated drawing reference

1241-TGA-XX-01-DR-A-32200 - Reinstated entrance screen and door P06

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?

- [x] 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

Site visit

Date (must be pre-application submission)

27/01/2026

Details of the pre-application advice received

Screen redesign was discussed onsite with Sam Elliot and Paul Mason. It was recommended the application to vary condition was submitted.

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

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Simon

Surname

Davies

Declaration Date

02/02/2026

- [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

Simon Davies

Date

02/02/2026