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

The Manchester College (Openshaw Campus)

Address Line 1

Ashton Old Road

Address Line 2

Openshaw

Address Line 3

Town/city

Manchester

Postcode

M11 2WH

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

Easting (x)

387643

Northing (y)

397250

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

Openshaw

Town/City

Manchester

County

Greater Manchester

Country

Postcode

M11 2WH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant 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 two-storey Class F1 (a) (provision of education) building comprising engineering, fabrication and welding workshops to the ground floor, classrooms and ancillary space to a partial first floor, demolition of the existing single storey auto electrical workshop, modifications to existing fences with bin storage area, and reconfiguration of parking.

Reference number

144410/FO/2025

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

11/02/2026

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

Condition number(s)

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

Location plan ref: OPEB-10A-V1-XX-DR-A-0001 rev. L1
Proposed floor plans ref: OPEB-10A-V0-XX-DR-A-201 rev. L1
Proposed site sections plan ref: OPEB-10A-V0-XX-DR-A-720 rev. L1
Arboricultural Impact Assessment and Preliminary Method Statement ref: 82-667 dated 02 October 2025
Ecological Site Walkover and Biodiversity Net Gain Exemption Statement dated 8th October 2025
Transport Statement ref: 251020/SK22576/TS01(-02) Received 31st October 2025
Proposed elevations plan ref: OPEB-10A-V2-XX-DR-A-2540 rev. L2
Proposed external landscape plan ref: OPEB-10A-V9-XX-DR-A-9001 rev. L2
Design and Access Statement ref: 1461-R-251027 rev.P2 dated 25.11.2025 Received 25th November 2025
Sustainability Statement ref: 25-1109 received 14th January 2026.

Has the development already started?

- [x] Yes
- [ ] No

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

02/03/2026

Has the development been completed?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Following a curriculum review the College have become aware of a classroom shortfall for the next academic year (2026-2027), as such they are making a separate planning application for temporary permission for the erection of a temporary teaching building in the lower car park on the site of the demolished Auto Electrical Workshop. As such 12 of the new car parking bays shown on the Proposed External Landscape drawing will be temporarily unavailable. The application includes an addendum to the original Transport Statement which confirms that the parking levels will still be sufficient for the number of staff and students at the College. In addition, the footprint of the building is proposed to increase in size by 42 square metres and the quantum of PV panels on the roof is proposed to increase.

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

We propose to substitute the following drawings:

Proposed floor plans ref: OPEB-10A-V0-XX-DR-A-201 rev. L1 with Proposed floor plans ref: OPEB-10A-V0-XX-DR-A-0201 rev. L3

Proposed site sections plan ref: OPEB-10A-V0-XX-DR-A-720 rev. L1 with Proposed Site Sections ref: OPEB-10A-V0-XX-DR-A-0720 rev. L2

Proposed elevations plan ref: OPEB-10A-V2-XX-DR-A-2540 rev. L2 with Proposed Elevations rev. L4

Proposed external landscape plan ref: OPEB-10A-V9-XX-DR-A-9001 rev. L2 with Proposed External Landscape rev. L3

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?

- [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

Mrs

First Name

Melissa

Surname

Murphy

Declaration Date

12/03/2026

- [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

Melissa Murphy

Date

13/03/2026