



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

Applicant Details

Name/Company

Title

Mr.

First name

Altaf

Surname

Khanjra

Company Name

Khanjra International Foods

Address

Address line 1

c/o Agent

Address line 2

c/o Agent

Address line 3

Town/City

County

Country

United Kingdom

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Bhavik

Surname

Chothani

Company Name

C4 Projects

Address

Address line 1

340 Firecrest Court

Address line 2

Centre Park

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA1 1RG

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

VARIATION OF CONDITIONS 2 (SPECIFIED PLANS), 3 (CMP), 4 (MATERIALS), 5 (GROUND CONDITIONS), 6 (DRAINAGE), 7 (DRAINAGE MAINTENANCE), 9 (LANDSCAPING), 11 (CAR PARKING), 12 (EVC), 13 (CYCLE STORAGE), 14 (AIR QUALITY), 15 (CIS), 16 (ENERGY), 17 (NOISE), 18 (EXTERNAL PLANT), 19 (HGV ROUTING STRATEGY), 20 (WASTE MANAGEMENT), 21 (BIN STORE), 22 (SERVICING), 23 (EXTERNAL LIGHTING), 24 (LIGHTING GLARE), 25 (BOUNDARY TREATMENT), 26 (BIRD NESTING), 27 (BIO DIVERSITY), 28 (LOCAL LABOUR) ATTACHED TO PLANNING PERMISSION REFERENCED 133759/FO/2022 TO ALLOW THE DEVELOPMENT TO BE PHASED, TOGETHER WITH CHANGES TO THE HEIGHT AND LAYOUT OF UNIT 1 AND CHANGES TO ASSOCIATED TO PARKING AND SERVICING, AND LANDSCAPING ARRANGEMENTS.

Reference number

140488/JO/2024

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

30/12/2024

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

Condition number(s)

Condition 2
Condition 9
Condition 10
Condition 11
Condition 25

Has the development already started?

☒ Yes

☐ No

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

31/07/2025

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Site, Plan and Elevation Changes - Refer to covering letter for further details and list of changes

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

Update drawings in the condition to match this submission - Refer to covering letter for further details on which drawings we want to replace.

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

<p>Name of Owner/Agricultural Tenant: ***** REDACTED *****</p> <p>House name: Development and Investment Sercive Growth and Development</p> <p>Number:</p> <p>Suffix:</p> <p>Address line 1: 8th Floor, Town Hall Extension</p> <p>Address Line 2: PO Box 532</p> <p>Town/City: Manchester</p> <p>Postcode: M60 2LA</p> <p>Date notice served (DD/MM/YYYY): 11/03/2025</p> <p>Person Family Name:</p>

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

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First Name

Bhavik

Surname

Chothani

Declaration Date

29/09/2025

- ☒
- 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

Nicholas Ryder

Date

14/11/2025

Amendments Summary

Further Conditions to varied added as requested. covering letter and landscaping scheme updated to suit.