

OUR REF: 450/CC

20th March 2026

PRIVATE AND CONFIDENTIAL

Planning Department

Manchester City Council

PO Box 532

Town Hall

Manchester M60 2LA

Via the Planning Portal only Ref: SS047:97386

Dear Sir/Madam,

S73 OF THE TOWN AND COUNTRY PLANNING ACT 1990

**VARIATION OF CONDITION SUBMISSION TO PLANNING PERMISSION REFERENCE
142731/JO/2025 (RELATING TO THE ORIGINAL PERMISSION 127241/FO/2020)**

I am instructed on behalf of APL (Mr Peter Armistead) to seek the variation of several planning conditions to the planning permission reference 142731/JO/2025 at 515 Barlow Moor Road, Manchester M21 8AQ, (original planning permission reference 127241/FO/2020).

The key matter relates to a request to seek approval of the updated proposed site layout that accommodates five additional car parking spaces to rear of the property and an amended landscape design. The principle for the justification for the variation of condition request is enclosed in the accompanying Summary Planning Statement March 2026.

In addition, this submission seeks to rectify errors in the previously issued S73 Decision Notice, which includes plans approved/ referenced on the original planning permission that were not carried forward to the S73 Decision Notice 142731/JO/2025 and typographical errors on several of the approved plans referenced in the conditions to 142731/JO/2025.

The following documents are provided in support of this submission:

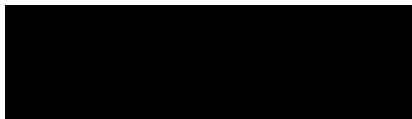
- Covering letter
- S73 Application Form
- Site Location Plan reference 149-PL-OS1 (as original and submitted with 127241/FO/2020, no change)
- Bike Shed and Bin Store Details 149 – PL revE - AD1 (as original and submitted and approved with 127241/FO/2020)
- Landscape Proposal Rear Garden Strategy (Proposed Site Plan) 2502/P/100 rev D
- Proposed Car Park Edge Planter 149 - PL - AD5
- Proposed Rear Landscape 3D Images 149 - PL - IM1
- Summary Planning Statement, March 2026
- Email Simon James to MCC 12.06.25
- Lighting Assessment, February 2026
- Noise Impact Assessment, January 2026
- Jordan Fishwick Letter 29.01.26
- Arboricultural Impact Assessment, March 2026
- Arboricultural Method Statement, March 2026

The planning condition changes requested are summarised in table 1 enclosed and the reasons given. In summary variations to planning conditions 2, 4,5,6,7 and 10 are requested and removal of condition 21 is requested as the revised site layout would conflict with this condition.

The applicant has paid the application fee directly via the planning Portal of £671 (including the admin fee).

I trust these details are in order to enable a swift validation, we look forward to working with the Local Planning Authority on this matter. Should you require anything at all please do get in contact me.

Yours faithfully



CAROL CLARKE

Planning Director

CC P Armistead

S James

Enc As above