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

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)

384782

Northing (y)

403974

Description

Brownfield site adjoining Longhurst Road, Higher Blackley, Manchester (site of former day nursery).

Applicant Details

Name/Company

Title

Ms.

First name

Andrea

Surname

Peak

Company Name

Terra Nova Development limited

Address

Address line 1

Great Places

Address line 2

2a Derwent Avenue

Address line 3

West Didsbury

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M21 7QP

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

Mr

First name

Adam

Surname

Collinge

Company Name

Bowker Sadler Architecture

Address

Address line 1

Hatherlow House

Address line 2

Hatherlow

Address line 3

Romiley

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK6 3DY

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 14 x 3 storey semi-detached houses and 2 blocks of 2 storey apartments containing 8 flats in total (Class C3) with associated car parking, landscaping, regrading of ground levels and boundary treatment.

Reference number

136721/FO/2023

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

28/07/2023

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

Condition number(s)

2, 7, 9, 12, 21, 22, 30, 32

Has the development already started?

- [x] Yes
- [ ] No

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

29/08/2023

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

To revise the drawing numbers referenced within the planning conditions to suit changes during the technical design stage. These are highlighted on the previous approved drawings which are submitted with this application. In summary these are: PV panels are required to be installed to Blocks 2-9 in order to pass the SAP calculations. Changes to the levels to the rear gardens of Blocks 3-9 to allow for the removal of the steps which provide easier access to rear lawn areas. Changes in boundary treatments to respond to existing levels and include facing materials to retaining walls on landscaping plans. Lowering of Block 2 eaves to be in line with Block 1. Removing external air source heat pumps between houses to provide easier access. Changing dormer windows to suit GRP manufacturers details. Changing corner dormers to Blocks 3 & 9 to cementitious board. Increasing cill height of first floor front elevation windows to Blocks 3-9 to accommodate timber frame to parapet roofs below. Increase in path width to Block 1 so that it is the minimum required for an M4(2) property. Reducing sizes of trees to the front of houses and apartments to prevent conflict between tree planting and services. Reducing sizes of trees to the rear of the retaining wall to reduce impact of roots on retaining wall. Removal of boundary walls to the fronts of houses to reduce future maintenance.

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

We require the approved drawings listed in the planning approval to be replaced with those submitted with this application. See Reference document submitted for list of currently approved drawings and those proposed to replace same with.

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

Date (must be pre-application submission)

03/09/2025

Details of the pre-application advice received

Discussion over the phone of the type of application to be used.

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

Adam

Surname

Collinge

Declaration Date

10/03/2026

- [x] Declaration made

Declaration

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

Adam Collinge

Date

10/03/2026