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)

384045

Northing (y)

400726

Description

Approximate post code M8 0TH
Land to the south of Alderford Parade. Land north of Dinnington Drive and South of Tamerton Drive. Land to the west of Starmoor Drive and north and east of Heatherdale Drive.

Applicant Details

Name/Company

Title

Mr

First name

Kathy

Surname

Poole

Company Name

Mosscare St Vincent's Housing Group Ltd

Address

Address line 1

7th Floor

Address line 2

Trafford House

Address line 3

Chester Road

Town/City

Stretford

County

Country

United Kingdom

Postcode

M32 0RS

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

Stephen

Surname

Williams

Company Name

Bowker Sadler Partnership Limited

Address

Address line 1

Hatherlow House Hatherlow

Address line 2

Romiley

Address line 3

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 70no. two and three storey dwellings (consisting of 44 no. houses and 26 no. apartments) together with associated landscaping, boundary treatments, car parking and highway works.

Reference number

140867/FO/2024

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

04/09/2024

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

Condition number(s)

2 & 28 & 39

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Client Funding requirements now include Future Homes Standards for Homes England. This in turn requires the inclusion of solar PV panels on all dwellings.
The cost of the above has resulted in the need to make minor savings on some units - all of which are highlighted on the drawings - but in summary are:
Omission of projecting feature brickwork - the alternating colour brick banding has been retained
Omission of some corner windows - the amount and size of windows remains unchanged to ensure passive surveillance and light levels / solar gain etc. The 2no key corner windows on plots 1 & 21 to Alderford parade have been retained.
Omission of feature surround to above corner windows.
Omission of 3no. Bay windows - feature stack bonded brickwork around the new windows has been added and 3no. gable elevations have been redesigned.
The parapet detail to front porch canopies has been replaced with a flat roof and mini gutter.
Finally the 2100mm high brick walls to garden boundaries have been replaced with timber frame and trellis. Brick walls and railings have been retained to back of footpath and high walls to key boundaries as shown on drawing 345-03D Boundary Treatment-A1.

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 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?

- [ ] The agent
- [x] 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

various emails and teams meetings

Date (must be pre-application submission)

14/10/2025

Details of the pre-application advice received

see attached emails re design discussion feedback following planning telephone call
ref:
REFERENCE EML-OUT21-026LA20251014-110906-169

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

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Floor 6 Town Hall Extension

Address Line 2:
Albert Square

Town/City:
PO Box 532

Postcode:
M60 2LA

Date notice served (DD/MM/YYYY):
29/10/2025

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Stephen

Surname

Williams

Declaration Date

29/10/2025

☑ 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

Stephen Williams

Date

12/11/2025

Amendments Summary

changes as requested in invalid application letter dated 12.11.25.
app ref 144385/JO/2025
1) approved drawings marked up with thin red line as requested in addition to the clouded areas on the proposed drawings.
2) condition 39 added.
3) list of approved and proposed substitution drawings provided and submitted "251112 drawing resubmission substitution list.pdf"