



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

Greenbrow Road Social Club

Address Line 1

Greenbrow Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M23 2TU

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

Easting (x)

380845

Northing (y)

387176

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Sharp

Company Name

Casey

Address

Address line 1

Rydings Rd,

Address line 2

Address line 3

Town/City

Rochdale

County

Country

UK

Postcode

OL12 9PS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

SK4 3BS

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 three storey building to form fifteen flats (10 x 1 bed, 5 x 2 bed) and eight two storey dwellinghouses (2 x 2 bed, 4 x 3 bed, 2 x 4 bed) with associated landscaping and parking, following demolition of existing social club

Reference number

137485/FO/2023

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

24/11/2023

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

Condition number(s)

2, 22, 24

Has the development already started?

☒ Yes

☐ No

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

19/08/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

- Amendment to boundary treatments to rear of site - no access to site for 27 and 29 Newall Road.

- Relocation of bike store due to site constraints

- Amendment to tenure from Shared Ownership to Social Rent on Plots 01 and 02.

- Amendment to car parking allocation - no access to site for 27 and 29 Newall Road.

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

Condition 2

Please substitute the following drawings:
Proposed site plan SW-BTP-00-SP-DR-A-3953_105.D for Proposed Site Plan GR-BTP-00-SP-DR-A-3953_203.M
Boundary Treatment Plan SW-BTP-00-ZZ-DR-A-3953_106.B for Boundary Treatment Plan GR-BTP-00-ZZ-DR-A-3953_206.G

Condition 22

No change to wording of condition. 27 and 29 Newall Road no longer have access onto site.

Condition 24

Please substitute the following drawings:
Boundary Treatment Plan SW-BTP-00-ZZ-DR-A-3953_106.B for Boundary Treatment Plan GR-BTP-00-ZZ-DR-A-3953_206.G

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

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

Email 17.11.25

Date (must be pre-application submission)

17/11/2025

Details of the pre-application advice received

Boundary treatment changes can not be changed via discharge of condition.

The removal of access to car parking spaces to adjacent neighbours also raises issues in relation to compliance with condition 22 (car parking) which approved the car parking spaces including their allocation to plots and adjacent existing properties

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

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ 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

☒ The Agent

Title

First Name

Bernard Taylor

Surname

Partnership Limited

Declaration Date

26/11/2025

☒ 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

Bernard Taylor Partnership Limited

Date

26/11/2025