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: 44

Suffix:

Property Name: Smithfield Buildings

Address Line 1: Tib Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M4 1LA

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

Easting (x): 384462

Northing (y): 398507

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Griffiths

Company Name

Hollis Global

Address

Address line 1

The Lexicon 10-12 Mount Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 5NT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

O'Brien

Company Name

Studio2FLA trading as O'Brien & Noel Architects

Address

Address line 1

PO BOX 810

Address line 2

Standish Wigan

Address line 3

Town/City

County

Country

Postcode

WN19WR

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Installation of gates and railings to ground floor openings facing Tib Street

Reference number

140839/FO/2024

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

22/09/2024

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

Condition number(s)

3-6

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

For clarity and to enable a construction to begin.

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

3 - Material samples of Gates / Decorative screens / Railings - Contractor to provide - (See welding fabrication drawings attached)
Contractor to fabricate and install a typical section of railings - Manchester planning to inspect and approve prior to fabrication and installation of rest of railings/gates. It was agreed that an anodised finish was not possible for a steel design. This was accepted by the LPA on 22/10/25 and confirmed we are able to proceed with a steel design and powder coated finish. Anthracite grey finish to match surrounding metal work.

4 - Method statement for cleaning & repair the new elements - Contractor to provide - (See Maintenance Statement Attached)
Planners Statement;
Conditions 3 and 4 - Under a variation of condition application, detail to satisfy these conditions can be submitted. When a decision is ready to be issued, the conditions could be reworded so that the development proceed in accordance with the submitted documentation, provided it is acceptable.

5 - Signage strategy to be provided - (See Signage Strategy Attached)

6 - Gates to be opened at stated times - To be amended to the following as agreed with LPD “The gates and openings on Tib Street shall remain open from no later than 9am daily and closed in line with the business hours of the latest closing tenant.”

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

Email and meetings

Date (must be pre-application submission)

13/10/2025

Details of the pre-application advice received

Advised to submitted a variation of planning condition application to finalise the agreed upon variations and discharge.

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

Matthew

Surname

O'Brien

Declaration Date

14/04/2026

- [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

Matthew O'Brien

Date

14/04/2026