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: 14

Suffix:

Property Name:

Address Line 1: 14 Old Market Street

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M9 8DX

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

Easting (x): 385630

Northing (y): 402928

Description

Land Between Old Market Street and Grant Close. This has now been given a house number and its number 14.

Applicant Details

Name/Company

Title

Mr

First name

Arjan

Surname

Kadriu

Company Name

Address

Address line 1

14 Old Market Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M9 8DX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Qendrim

Surname

Gjata

Company Name

Quadrant Atelier

Address

Address line 1

6 Tarbet Walk

Address line 2

Cheetham hill

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M8 0EQ

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

Proposal: Variation of Conditions 2 (specified plans), 13 (landscaping) and 14 (boundary treatment) and removal of condition 16 (HMMP) attached to planning permission referenced 140374/FO/2024) to allow for elevational changes, minor changes to the building footprint and to agree landscaping and boundary treatment details
Location: Land Between Old Market Street And Grant Close, Manchester, M9 8DX
Date of application: 3 October 2025
Application number: 143946/JO/2025

Reference number

143946/JO/2025

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

03/10/2025

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

Condition number(s)

Condition 2

Has the development already started?

- [x] Yes
- [ ] No

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

01/12/2025

Has the development been completed?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

1. Roof Design & Pitch
The current approved design features parapet walls and an internally draining roof with 20 degree pitch. To function correctly, due to the slanted wall, this system requires raising the wall height by an additional 400mm, creating a profile that feels disproportionately tall for the site.
Proposal: Transition to a standard soffit roof with a 30-degree pitch.
Justification: This matches the pitch of the immediate neighboring property and reduces the overall height, ensuring the new build sits more sympathetically within the existing street scene.
2. General Fenestration Adjustments
The approved 2.7m wide windows in the bedrooms and living areas have proven impractical for internal furniture layouts and wall space.
Proposal: Reduce these window widths to 2.25m.
Justification: This change improves the internal amenity and usability of the rooms without significantly impacting the building's external character or natural light levels.
3. Rear Elevation (Bedroom & Decking)
The approved rear elevation (right side) currently features double French doors leading from a bedroom to a timber deck and stairs.
Proposal: Remove the French doors, timber decking, and stairs, replacing the doors with a standard 2.25m window.
Justification: Direct garden access from the bedroom is not required for the functionality of the home. Removing the doors and external decking provides better internal space for furniture and reduces the external "clutter" on the rear elevation, potentially improving privacy for neighboring plots.
Store Room: Add a small additional window to the store room located next to the ensuite on the rear elevation to provide natural light and ventilation.

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

As described above

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

Date (must be pre-application submission)

13/05/2026

Details of the pre-application advice received

"It appears acceptable in principle."

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

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**

Person Role

- ☑ The Applicant
- ○ The Agent

Title

Mr

First Name

Arjan

Surname

Kadriu

Declaration Date

14/05/2026

☑ 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

Qendrim Gjata

Date

14/05/2026