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)

381566

Northing (y)

394389

Description

Field Of Os South Of Claridge Road, Manchester

Applicant Details

Name/Company

Title

First name

Patrick

Surname

Barber

Company Name

Manchester City Council

Address

Address line 1

Neighbourhoods Directorate

Address line 2

Manchester City Council

Address line 3

PO Box 532

Town/City

Manchester

County

Greater Manchester

Country

Postcode

M60 2LA

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

First name

Michael

Surname

Calderbank

Company Name

Portakabin Limited

Address

Address line 1

New Lane

Address line 2

Huntington

Address line 3

Town/City

York

County

North Yorkshire

Country

Postcode

YO32 9PT

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

City Council Development - Erection of modular-building, including associated landscaping and parking to provide a flexible space for youth and community activities (Class F.2)

Reference number

142986/VO/2025

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

01/08/2025

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

Condition number(s)

Condition No 2: Approved drawings and documents, Condition No 5: Accessible car parking spaces

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Increased depth of fascia, change of cladding from Rock Panel to James Hardie Building Products 'Hardie Plank' vertically laid 'open joint' (Colour: Khaki Brown), addition of roof mounted PV panels, change of window size/styles from pivot to side hung casement, change of door styles from fully glazed to glazed with mid rails, slight change of window/door locations to suit modular grid location constraints etc., change of roof material from single ply membrane to composite roof panel (Plastisol trapezoidal outer sheet 'white') to each building module, addition of external vent grilles, incorporation of acoustic screens in lieu of external plant enclosure, addition of floor mounted external condenser units/cages, removal of covered cycle enclosure (cycle stands to remain), standard parking bay in lieu of disabled (electric vehicle), amendments to external hard/soft landscaping extents/type, relocation of pedestrian entrance off Oswald Lane, relocation of building main entrance door (internal layout changes to suit) and addition of window to North Elevation

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

Condition No 3: The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings referenced 23519-0222-P00 (Location Plan) received 19 May 2025, OPP1374277 - PTK-A1-00-D-A-1001 (C01) - G.A Floor Plan, OPP1374277 - PTK-A1-01-D-A-1002 (C01) - Roof Plan, OPP1374277 - PTK-A1-00-D-A-1803 (C01) - Proposed Site Plan and OPP1374277 - PTK-A1-00-D-A-2001 (C01) - G.A Elevations.
Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

Condition No 5: The accessible car parking space indicated on drawing referenced OPP1374277 - PTK-A1-00-D-A-1803 (C01) - Proposed Site Plan, shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied. The parking space shall be available for disabled users at all times whilst the development is occupied.
Reason - To ensure that there is adequate accessible car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy

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?

- [ ] Yes
- [x] No

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
⊘ 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

Patrick

Surname

Barber

Declaration Date

28/05/2026

☑ 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

Michael Calderbank

Date

28/05/2026