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

Land to the Rear of The Whitehouse Club

Address Line 1

Middleton Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M8 4JZ

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

Easting (x)

383415

Northing (y)

403043

Description

Land to the Rear of Whitehouse Club

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Wain Homes (North West) Limited

Address

Address line 1

Exchange House

Address line 2

Kelburn Court

Address line 3

Birchwood

Town/City

Warrington

County

Country

Postcode

WA3 6UT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

George

Surname

Bissett

Company Name

Enabl

Address

Address line 1

69 Ashfield Road

Address line 2

Address line 3

Town/City

Altrincham

County

Country

United Kingdom

Postcode

WA15 9QN

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 for 24 apartments (Use Class C3a) together with erection of 50, two storey dwellinghouses (Use Class C3a) with associated external works, car parking, landscaping and other associated works

Reference number

131045/FO/2021

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

07/03/2024

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

Condition number(s)

2, 3, 5a, 6, 7a, 8, 9, 10, 11, 14, 17

Has the development already started?

- [x] Yes
- [ ] No

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

05/05/2024

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

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

To facilitate amendments to the approved layout and house types of the Housing Phase and discharge pre-commencement conditions in relation to the Housing Phase

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

Please see the Covering Letter

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?

- [ ] 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?
E.g. All the land is owned by a single individual

- [ ] Yes
- [x] No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- [x] **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:
First Floor, Soapworks

Number:

Suffix:

Address line 1:
Colgate Lane

Address Line 2:

Town/City:
Salford

Postcode:
M5 3LZ

Date notice served (DD/MM/YYYY):
08/06/2026

Person Family Name:

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

House name:
York House

Number:

Suffix:

Address line 1:
1 Bridgenorth Avenue

Address Line 2:
Urmston

Town/City:
Manchester

Postcode:
M41 9PA

Date notice served (DD/MM/YYYY):
08/06/2026

Person Family Name:

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

House name:
Bermans Limited

Number:

Suffix:

Address line 1:
3rd Floor, 1 King Street

Address Line 2:

Town/City:
Manchester

Postcode:
M2 6AW

Date notice served (DD/MM/YYYY):

08/06/2026

Person Family Name:

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

House name:
Bermans Limited

Number:

Suffix:

Address line 1:
3rd Floor, 1 King Street

Address Line 2:

Town/City:
Manchester

Postcode:
M2 6AW

Date notice served (DD/MM/YYYY):
08/06/2026

Person Family Name:

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

House name:
Bermans Limited

Number:

Suffix:

Address line 1:
3rd Floor, 1 King Street

Address Line 2:

Town/City:
Manchester

Postcode:
M2 6AW

Date notice served (DD/MM/YYYY):
08/06/2026

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

George

Surname

Bissett

Declaration Date

05/06/2026

☑ 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

Matthew Dixon

Date

05/06/2026