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

Self Storage Unit

Address Line 1

Ambrose Street

Address Line 2

Gorton

Address Line 3

Town/city

Manchester

Postcode

M12 5DD

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

Easting (x)

387259

Northing (y)

397214

Description

Self Storage unit being completed on land at Ambrose Street for Shurgard

Applicant Details

Name/Company

Title

First name

Surname

Stanton

Company Name

Storage World Limited

Address

Address line 1

c/o Agent

Address line 2

c/o Agent

Address line 3

Town/City

County

Country

UK

Postcode

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

Sophie

Surname

Stanton

Company Name

P4 Planning Limited

Address

Address line 1

113 Timber Wharf

Address line 2

40 Worsley Street

Address line 3

Castlefield

Town/City

Manchester

County

Country

Postcode

M15 4LD

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

Variation of condition 20 (Hours of operation) from planning approval reference 135680/FO/2022 to allow an extension of the hours of operation to 07:00 a.m. to 10:00 p.m. on Mondays to Sundays.

Reference number

144161/JO/2025

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

31/10/2025

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

Condition number(s)

1, 3, 7, 8, 9, 10, 13b, 16a, 17b and 20a.

Has the development already started?

- [x] Yes
- [ ] No

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

27/01/2025

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

Variation of Section 73 application to enable conditions numbers 1, 3, 7, 8, 9, 10, 13b, 16a, 17b and 20a of application 144161/JO/2025 to be amended to enable the site being brought forward by site operator.

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

Please see submitted covering letter for further clarification and specific drawing numbers. This is vary the conditions associated with 144161/JO/2025 which had previously amended the conditions of application 135680/FO/2022.

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

Ms

First Name

Sue

Surname

Wills

Reference

Date (must be pre-application submission)

20/05/2026

Details of the pre-application advice received

As the building works are very nearly completed on site and the building about to be handed over, this is a retrospective application submitted in parallel to the NMA in case MCC insist on this element being determined by S73 rather than NMA. The applicant cannot afford any further time delay in terms of the contractors completing the project and handing it over to the operator.

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
⊘ 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.

⊘ 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**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
PF Investments Limited

House name:

Number:

Suffix:

Address line 1:
Unit 4e Alpha Airport City

Address Line 2:
Sunbank Lane

Town/City:
Manchester

Postcode:
M90 5AD

Date notice served (DD/MM/YYYY):
29/05/2026

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Sophie

Surname

Stanton

Declaration Date

29/05/2026

☑ 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

Bill Davidson

Date

29/05/2026