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

Jessifield

Address Line 1

Spath Road

Address Line 2

Address Line 3

Town/city

Didsbury

Postcode

M20 2TZ

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

Easting (x)

384088

Northing (y)

391315

Description

Applicant Details

Name/Company

Title

Mrs

First name

Surname

C/o Agent

Company Name

McCarthy Stone Retirement Lifestyles Ltd.

Address

Address line 1

4th Floor

Address line 2

100 Holdenhurst Road

Address line 3

Town/City

Bournemouth

County

Dorset

Country

United Kingdom

Postcode

BH88AQ

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

Mrs

First name

Carla

Surname

Fulgoni-Rowe

Company Name

The Planning Bureau Ltd

Address

Address line 1

100 Holdenhurst Road

Address line 2

Address line 3

Town/City

Bournemouth

County

Country

GB

Postcode

BH88AQ

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 part two, part three storey building to provide 26 no. retirement apartments with associated communal facilities, landscaping, boundary treatments and car parking following the demolition of the existing dwelling

Reference number

139970/JO/2024

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

11/02/2025

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

Condition number(s)

24

Has the development already started?

- [x] Yes
- [ ] No

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

02/10/2023

Has the development been completed?

- [x] Yes
- [ ] No

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

29/08/2024

Condition(s) - Variation/Removal

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

To reduce minimum age restriction from 60 to 55 years of age.

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

New Condition should read:
. The development hereby permitted shall be used for the purposes of retirement accommodation only. Occupiers shall be:
a. Persons aged 55 or over
b. Other persons who are living as part of a single household with a person or persons aged 55 or over
c. Persons were who living as part of a single household with a person or persons aged 55 or over who have since died.

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

- [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
⊘ The Agent

Title

Mrs

First Name

Carla

Surname

Fulgoni-Rowe

Declaration Date

21/05/2026

☑ 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

Carla Fulgoni-Rowe

Date

13/07/2026

Amendments Summary

Change to permission reference as a s73 has been submitted following the original consent so it is right to apply for this VOC application on the new permission associated with 139970/JO/2024