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: 173

Suffix:

Property Name: The Point

Address Line 1: Cheetham Hill Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M8 8LG

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

Easting (x): 384290

Northing (y): 400051

Description

Applicant Details

Name/Company

Title

Mr

First name

Khaled

Surname

Hasan

Company Name

Grand Property Assests Limited

Address

Address line 1

169 Cheetham Hill Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M8 8LG

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

Darren

Surname

Pomfret

Company Name

Manchester Building Design Ltd

Address

Address line 1

8 Gas Street

Address line 2

Hollingworth

Address line 3

Town/City

Hollingworth

County

Cheshire

Country

United Kingdom

Postcode

SK14 8JD

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 rooftop extension to form restaurant and bar (sui generis) and associated ground floor access

Reference number

140632/FO/2024

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

16/10/2024

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

Condition number(s)

2

Has the development already started?

- [x] Yes
- [ ] No

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

13/04/2026

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

Design changes following opening up of structure, revision to lift shafts requiring alterations to lift motor housing and requirements to limit solar gain on Cheetham Hill Road elevation by introduction of Brie Soleil utilizing existing steel frame approved under original application and reducing proposed restaurant footprint accordingly, raising the central portion of the proposed flat roof over the restaurant area to accommodate ducted AC system, revised balustrade design (similar to that already approved under application ref PLA-2026-000563) incorporating brushed stainless steel posts.

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

Substitute Proposed Roof Terrace Plan 18-24/02/D with Proposed Roof Terrace Plan 18-24/02/K
Substitute Proposed Elevations 18-24/05/A with Proposed Elevations 18-24/05/H
Substitute Proposed Roof Plan and Site Plan 18-24/07/C with Proposed Roof Plan and Site Plan 18-24/07/D

Community Infrastructure Levy

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new or additional gross internal area for residential and non-residential buildings, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Information on the CIL charges can be found on the local authority website. In London both Mayoral and local borough CIL charges may be applicable.

Your answers below, and in the application, will enable the local authority to establish if your development is liable for a charge and to calculate it accurately.

Further information on CIL, and what to do if you are liable can be found on the Planning Portal.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Liability for CIL (when applying to Remove or Vary Conditions on an Existing Planning Permission)

Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

◯ Yes
⊘ No

Note: Answer No if either:

- the new or additional internal area only relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or
- the new or additional internal area solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

◯ Yes
⊘ No

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

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

Is the land owned by multiple individuals, or has agricultural tenants where the details of any individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of 1 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:
***** REDACTED ******

House name:

Number:
98

Suffix:

Address line 1:
Gleneagles Road

Address Line 2:
Heald Green

Town/City:
Cheadle

Postcode:
SK8 3EN

Date notice served (DD/MM/YYYY):
14/08/2026

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Darren

Surname

Pomfret

Declaration Date

14/08/2026

☑ 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

Darren Pomfret

Date

14/08/2026