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 From Adjacent And Opposite 10 Lordship Close To Kidwall Walk

Address Line 1

Winston Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M9 4FX

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

Easting (x)

386816

Northing (y)

402098

Description

3 parcels of land at the junction between Winston Road, Lordship Close and Hodge Street in Moston, Greater Manchester.

'Land From Adjacent And Opposite 10 Lordship Close To Kidnall Walk'

Applicant Details

Name/Company

Title

Ms

First name

Kelly

Surname

Baldwin

Company Name

One Manchester

Address

Address line 1

Lovell House

Address line 2

6 Archway

Address line 3

Hulme

Town/City

Manchester

County

Greater Manchester

Country

England

Postcode

M15 5RN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Oliver

Surname

Martin

Company Name

Bernard Taylor Partnership Ltd

Address

Address line 1

Elizabeth House

Address line 2

486 Didsbury Road

Address line 3

Heaton Mersey

Town/City

Stockport

County

Country

Postcode

SK4 3BS

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

Proposal: Erection of 11 x two storey dwellinghouses and 18 apartments (Class C3) with associated parking, landscaping and boundary treatment.

Reference number

141682/FO/2024

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

18/06/2025

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

Condition number(s)

Condition 2, 5, 8, 9, 14, 15, 16, 22, 23 and 29

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Conditions 2, 5, 8, 9, 14, 15, 16, 22, 23 and 29 are proposed to be changed because the drawings, surveys, assessments and supporting documents referenced within these conditions relate to the previously approved scheme and have subsequently been superseded by revised proposals.

The development layout has been amended to provide a more efficient, economical and deliverable scheme and to respond to existing site constraints, including the location of existing utility infrastructure. The revised layout retains appropriate easements around existing services, avoiding the need for unnecessary diversion works.

The house types have also been amended/replaced, including the incorporation of gable windows to improve the architectural appearance and streetscape. The boundary treatment has been revised from a combination of brick piers and railings to railings with hedgerow planting behind, reflecting existing precedent within the surrounding area and reducing excavation requirements adjacent to retained trees and their Root Protection Areas.

As a result of these amendments, the drawings and supporting technical information secured by the above conditions no longer accurately reflect the development proposed. The conditions therefore need to be updated to reflect the revised scheme and associated documentation.

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

It is requested that Conditions 2, 5, 8, 9, 14, 15, 16, 22, 23 and 29 are varied to replace references to the superseded drawings, surveys, assessments and supporting documents with references to the corresponding revised drawings and documents submitted as part of this application.

The conditions should otherwise remain in place, with the revised documents becoming the approved documents against which the development is required to be implemented.

In particular, Condition 2 should be updated to refer to the revised suite of approved drawings and supporting documents submitted with this application. Conditions 5, 8, 9, 14, 15, 16, 22, 23 and 29 should similarly be amended to reference the relevant revised drawings and documents applicable to each condition.

The proposed variation is therefore intended to update the documentary references within the conditions so that they accurately reflect the revised development layout and associated technical information, without removing the planning controls and requirements established by the existing conditions.

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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

3793_MCC_Winston, Hodge and Lordship s73 query

Date (must be pre-application submission)

25/10/2024

Details of the pre-application advice received

Email from Katie Raw, 17.04.26:

We note from the revised layout that the description of development attached to the 141682/FO/2024 approval will not be altered (Description reads: Erection of 11 x two storey dwellinghouses and 18 apartments (Class C3) with associated parking, landscaping and boundary treatment). We understand the site edged red will also not change. As such, we consider the amendments can be dealt with by a section 73 application.

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:
***** REDACTED ******

House name:
Level 8

Number:

Suffix:

Address line 1:
Town Hall Extension

Address Line 2:
Lloyd Street Entrance

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served (DD/MM/YYYY):
03/12/2024

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Oliver

Surname

Martin

Declaration Date

12/08/2026

☑ 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

Bernard Taylor Partnership Limited

Date

12/08/2026