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: 83

Suffix:

Property Name:

Address Line 1: Piccadilly

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M1 2BZ

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

Easting (x): 384589

Northing (y): 398219

Description

Applicant Details

Name/Company

Title

First name

Surname

c/o agent

Company Name

Kentucky Fried Chicken (Great Britain) Limited

Address

Address line 1

Orion Gate

Address line 2

Guildford Road

Address line 3

Town/City

Woking

County

Country

Postcode

GU22 7NJ

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

Adam

Surname

Beamish

Company Name

Beamish Planning Consultancy

Address

Address line 1

Apartment 231

Address line 2

River Crescent

Address line 3

Waterside Way

Town/City

Nottingham

County

Country

Postcode

NG2 4RE

Contact Details

Primary number

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

Secondary number

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

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 conditions 2 (specified plans) and 3 (acoustics) attached to planning permission referenced 104548/FO/2013/C2 to allow modified kitchen &
cooking equipment

Reference number

126480/JO/2020

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

28/10/2020

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

Condition number(s)

Conditions, 1, 2 and 3

Has the development already started?

- [x] Yes
- [ ] No

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

25/01/2021

Has the development been completed?

- [x] Yes
- [ ] No

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

26/07/2021

Condition(s) - Variation/Removal

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

To enable the existing KFC to remain open to customers (and third-party delivery aggregators collecting orders for delivery) until 05:00 each day of the week (condition 3), and so that the list of previously approved documentation listed in conditions 1 and 2 is updated to reflect the acoustic assessment and covering letter/supporting statement being submitted by way of this application.

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

As set out above and within the accompanying updated covering letter/supporting statement (dated 27th August 2026) prepared by Beamish Planning Consultancy

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:

- ☑ **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:

Suffix:

Address line 1:
2nd Floor, 1 Ashley Road

Address Line 2:

Town/City:
Altrincham

Postcode:
WA14 2DT

Date notice served (DD/MM/YYYY):
29/07/2026

Person Family Name:

Person Role

- ○ The Applicant
- ☑ The Agent

Title

Mr.

First Name

Adam

Surname

Beamish

Declaration Date

29/07/2026

☑ 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

Adam Beamish

Date

27/08/2026

Amendments Summary

As requested by Lea Joseph (Assistant Planner) by way of her email correspondence of earlier today (application ref. PLA-2026-00117) the previously submitted covering letter/supporting statement and the submitted application forms have been updated to include reference to conditions 1 and 2, in addition to condition 3.

Regards,

Adam Beamish
BA (Hons), DIP TRP, MRPTI

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