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

The Stirling Centre

Address Line 1

Scotland Hall Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M40 2AZ

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

Easting (x)

388130

Northing (y)

399642

Description

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Routh

Company Name

Premier Modular Ltd

Address

Address line 1

Catfoss Lane

Address line 2

Brandesburton

Address line 3

Town/City

Driffield

County

East Yorkshire

Country

United Kingdom

Postcode

YO25 8EJ

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

Theo

Surname

Beedle

Company Name

Vaughan Architecture Ltd

Address

Address line 1

No. 2 Infirmary Street

Address line 2

Address line 3

Town/City

Leeds

County

West Yorkshire

Country

United Kingdom

Postcode

LS1 2JP

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

City Council Development - Erection of modular-built youth and community facility (F.2) with a covered connection lobby to the existing building on site, including associated landscaping and parking areas.

Reference number

142987/VO/2025

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

01/08/2025

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

Condition number(s)

Conditions 2 (Approved Drawings)
Conditions 24 (Biodiversity Net Gain)
Conditions 25 (HMMP)

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

The condition is required to be varied to reflect the proposed approach to meeting the development's Biodiversity Net Gain (BNG) requirements.

The approved approach relied partly on biodiversity enhancements being delivered on adjacent land. However, Manchester City Council has not been able to provide the information required to officially use this land for these BNG enhancements.

To avoid further delays and ensure the development can meet its statutory BNG requirements, the applicant now intends to secure the required biodiversity units through a combination of appropriate on-site measures and the purchase of off-site biodiversity units/credits. The proposed variation will therefore update the condition to reflect this alternative delivery mechanism while ensuring that the required BNG outcome is still achieved.

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

Changed to approve the new documents attached

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 any of the land to which the application relates part of an Agricultural Holding?

- ◯ Yes
- ⊘ 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

Mr

First Name

Theo

Surname

Beedle

Declaration Date

02/09/2026

☑ 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

Simon carrington

Date

02/09/2026