

**Planning**

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Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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 At

Address Line 1

Mayes Gardens

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M4 7FN

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

Easting (x)

385684

Northing (y)

398211

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Harrison

Company Name

Edward Mayes Trust

Address

Address line 1

Edward Mayes Trust

Address line 2

Mayes Gardens

Address line 3

Town/City

Manchester

Country

Postcode

M4 7FN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Erection of detached two storey property comprising 2 x one bed apartments including parking, new boundary treatment following demolition of existing single-storey garage and removal of existing boundaries.

Reference number

124229/FO/2019

Date of decision

05/09/2019

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Change the proposed cantilevered balcony to a juliet balcony with a metal railing design. Inclusion of an additional canopy, matching the original proposed canopy, to provide cover to both entrance doors.
Substitute precast cill elements for additional soldier brick courses.
Minor alterations to window positions to suit setting out for modular construction.
Extend the bin store facility and change the construction method from timber post and rails to a prefabricated 'Euroguard Combi' system by Jackson Security Ltd.
Minor alterations to boundary treatments: addition of brick buttresses, trellis fence topping, and reduction from 2100mm to 1800mm height for the metal railings.

Please state why you wish to make this amendment

The substitution of the juliet balcony is to avoid the need for a costly cantilevered balcony system, and provide a more practical and maintenance free solution to open up the living space to the outdoors. The existing Mayes Gardens buildings already feature juliet balconies with black metal railings, so the proposed juliet balcony will provide a complimentary match with the existing scheme.

The substitution of precast cill elements for soldier courses is to improve buildability to suit modular construction methods. The new dwellings will be constructed using a combination of modular steel frame structures and traditional brickwork; the contractor raised concerns that precast elements below windows would be difficult to accommodate, since they do not allow any tolerance. The existing Mayes Gardens scheme features brick soldier courses in various locations, so this detail fits well within the context. The precast band element has been retained as per the original permission and made more prominent as a feature.

Additionally, to accommodate the modular steel frame, some of the windows have been repositioned slightly, but none have changed orientation or outlook, and these new positions provide a more balanced appearance to the elevations.

The bin store facility has increased in size to accommodate the existing bins on site, in addition to the new bins being provided for the new dwellings. The bin store will accommodate all of the general waste and recycling facilities within a secure and screened structure, ensuring that they do not detract from the Mayes Gardens frontage. The proposed 'Euroguard Combi' is a robust, durable and aesthetically pleasing pre-fabricated system, which combines the strength of metal mesh with the appearance of natural timber slats. Further to the enclosed details, more information can be found on Jackson Security's website. The existing hedgerow, which is approximately 2metres high, screens the bin store from Harrison Street, and the full height fencing will screen the store from the development side, along with planting.

The addition of brick buttresses for the masonry boundary wall are for structural purposes, to provide buttressing for lateral stability. The trellis fence topping has been added to the timber fence to provide a slightly more open relationship to the Mayes Gardens frontage, in keeping with the site's communal character. Finally, the metal railing fence has been adjusted in height slightly, to complement the height of the existing hedgerow and gates, and to avoid appearing excessively high adjacent to the new dwelling.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

02A (Cottage Flat Proposal) - 08.08.19
03 (Bin Store) - 08.08.19
04 (Boundary Treatments) - 03.09.19

New plan/drawing numbers

02B Cottage Flat Proposal (31.01.22)
03A Bin Store (31.01.22)
04B Boundary Treatments (31.01.22)

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

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

124229/FO/2019

Date (must be pre-application submission)

24/01/2022

Details of the pre-application advice received

An email was sent to planning@manchester.gov.uk on 21/01/22 seeking advice regarding the appropriate application route for the amendments described.

Sue kindly discussed the proposed amendments with us on a phone call on 24/01/22. She advised that a Non Material Amendment would be an appropriate way forward to incorporate the proposed changes.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Barry Murphy

Date

03/02/2022