



Planning

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PO Box 532 Town Hall

Manchester M60 2LA

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

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.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	UK
Postcode	M60 2LA
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Tim
Surname	Kilpatrick
Company name	IBI Group
Address line 1	Unit 2
Address line 2	Blueberry Business Park
Address line 3	Kingsway
Town/city	Rochdale
Country	
Postcode	OL16 5DB
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

☒ Yes ☐ No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given?

☐ Yes ☐ No ☒ Not Applicable

5. Description of Your Proposal

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

Proposal: CITY COUNCIL DEVELOPMENT Proposed erection of a part single, part two, part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments

Reference number:	124359/VO/2019
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5. Description of Your Proposal

Date of decision

31/10/2019

What was the original application type?

Full planning permission

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

☐ Householder development: Development to an existing dwelling-house or development within its curtilage

☒ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

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

1.Level 2 changes to the internal layout to provide shell only office accommodation
2.Level 0 Pharmacy increase in the net tradable area from 82m2 to 120m2 affecting the proposed external elevations at Level 0 Ground Floor main North elevation (Garratt Way) entrance, canopy over & windows, plus affecting the external landscaping & bin store
3.Level 0 changes to internal layout demises for DWP Job Centre, One Manchester & associated ancillary spaces, circulation & Common shared areas
4. Level 1 changes to internal layout demises for One Manchester

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes please complete the following

Old plan/drawing numbers

GCH-IBI-XX-00-DR-A-200-0001_Level 0 - Ground Floor_P09
GCH-IBI-XX-01-DR-A-200-0002_P09_Proposed Level 1 First Floor Layout Plan
GCH-IBI-XX-02-DR-A-200-0003_P08_Proposed Level 2 Second Floor Layout Plan
GCH-IBI-XX-XX-DR-A-100-0010_P08_Proposed Site Plan
GCH-IBI-XX-XX-DR-A-100-0020_P03_Planning Elevations - Sheet 1 of 2
GCH-IBI-XX-XX-DR-A-100-0021_P03_Planning Elevations - Sheet 2 of 2
GCH-IBI-XX-XX-DR-A-100-0026_Proposed Sections
GCH-IBI-XX-XX-DR-A-100-0034_Proposed External Bin Store
GCH-IBI-XX-XX-DR-A-100-0040_P01_Proposed External Signage Strategy
GCH-IBI-XX-XX-DR-A-240-0010_Proposed Roof Plan
GCH-IBI-XX-XX-DR-A-251-0021 - West Elevation
GCH-IBI-XX-XX-DR-A-251-0022_North Elevation
GCH-IBI-XX-XX-DR-A-251-0024_Proposed Additional Elevation (Second Floor)
GCH-IBI-XX-XX-DR-L-700-0001_P03_Proposed Landscaping GA Plan

New plan/drawing numbers

GCH-IBI-XX-00-DR-A-200-0001_RevC02_Level 0 - Ground Floor
GCH-IBI-XX-01-DR-A-200-0002_RevC02_Level 1 - First Floor
GCH-IBI-XX-02-DR-A-200-0003_RevC01_Level 2 - Second Floor
GCH-IBI-XX-XX-DR-A-100-0010_RevC02_Proposed Site Plan
GCH-IBI-XX-XX-DR-A-100-0020_RevC02_Planning Elevations - Sheet 1 of 2
GCH-IBI-XX-XX-DR-A-100-0021_RevC02_Planning Elevations - Sheet 2 of 2
GCH-IBI-XX-XX-DR-A-100-0026_RevC02_Planning Sections
GCH-IBI-XX-XX-DR-A-100-0034_RevC02_Proposed Bin Store
GCH-IBI-XX-XX-DR-A-100-0040_RevC02_Signage Strategy
GCH-IBI-XX-XX-DR-A-240-0010_RevC04_Roof Plan
GCH-IBI-XX-XX-DR-A-251-0021_RevC05_West Elevation
GCH-IBI-XX-XX-DR-A-251-0022_RevC07_North Elevation
GCH-IBI-XX-XX-DR-A-251-0024_RevC04_Additional Elevations Second Floor
GCH-IBI-XX-XX-DR-L-700-0001_RevC07_LandscapeGA

Please state why you wish to make this amendment

Changes to the Stakeholder Services provision and demises areas required arising during the period of construction postponement due the Government covid restrictions

7. 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

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

Planning Portal Reference: PP-10389649

8. Pre-application Advice

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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Withdraw previous non-material amendment application, exclude any reference to an emergency standby generator & submit a new Section 96A non-material amendment application

9. 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.

☒ Yes ☐ No

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?

If yes, please provide details of their name, role, and how they are related:

10. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)