MANCHESTER CITY COUNCIL
**Planning**
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
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 | 3 |
| Suffix | |
| Property name | |
| Address line 1 | Bengal Street |
| Address line 2 | |
| Address line 3 | |
| Town/city | Manchester |
| Postcode | M4 6AQ |

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

| | |
|---|---|
| Easting (x) | 384977 |
| Northing (y) | 398847 |

Description

## 2. Applicant Details

| | |
|---|---|
| Title | |
| First name | Nathan |
| Surname | Ezair |
| Company name | M4nchester Two Limited |
| Address line 1 | 24 Hood Street |
| Address line 2 | |
| Address line 3 | |
| Town/city | Manchester |

## 2. Applicant Details

| | |
|---|---|
| Country | |
| Postcode | M4 6WX |

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 | Gareth |
| Surname | Jones |
| Company name | Falconer Chester Hall Ltd |
| Address line 1 | Office 2.03 |
| Address line 2 | |
| Address line 3 | |
| Town/city | Liverpool |
| Country | United Kingdom |
| Postcode | L2 5RH |
| 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

Erection of a 9 storey building to form ground, first and second floor office accommodation (Use Class B1) (3124 sqm) together with 75 residential apartments (Use Class C3a) with associated car parking, amenity provision and other associated works following demolition of existing buildings

| | |
|---|---|
| Reference number: | 120893/FO/2018 |

## 5. Description of Your Proposal

Date of decision: 09/08/2018

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

This document has been prepared to clearly capture the detailed design development and retention of the principles and details within the previously consented scheme. Specifically the following:

- Develop the brick façade using a proposed handmade brick (288 x 48 x 88mm), retaining the proportions, grid and window openings within the planning approval.

- Clarification of the façade system proposed to Level 08 (which includes louvres/perforated panels to screen the mechanical ventilation, located above the doors.

- Accurately identify balcony locations within the façade at levels 03-07 (as per typical floor plan levels Three - Eight)

- Omission of fire escape stair to the Primrose Street Elevation

Are you intending to substitute amended plans or drawings? ◉ Yes ○ No

**If yes please complete the following**

Old plan/drawing numbers

BS-901 - Location Plan
BS-900 - Site Plan

BS-099 - Basement Floor Plan
BS-100 - Proposed Ground Floor Plan
BS-101 - Proposed First Floor Plan
BS-102 - Proposed Second Floor Plan
BS-103 - Proposed Third to Seventh Floor Plan
BS-108 - Proposed Eighth Floor Plan
BS-109 - Proposed Roof Plan

BS-600 - Detailed Elevations

BS-400 - Proposed Silk St. Elevation
BS-401 - Proposed Primrose Street Elevation
BS-402 - Proposed Bengal & Radium Street

BS-500 - Sections A-A, B-B
BS-501 - Sections C-C, D-D

New plan/drawing numbers

BS-900 - Site Plan

P16-082-FCH-BA-B-DR-A-3040 - Proposed Basement Floor Plan
P16-082-FCH-BA-00-DR-A-3041 - Proposed Ground Floor Plan
P16-082-FCH-BA-01-DR-A-3042 - Proposed First Floor Plan
P16-082-FCH-BA-02-DR-A-3043 - Proposed Second Floor Plan
P16-082-FCH-BA-03-DR-A-3044 - Proposed Third Floor Plan
P16-082-FCH-BA-08-DR-A-3045 - Proposed Third to Seventh Floor Plan
P16-082-FCH-BA-09-DR-A-3046 - Proposed Eighth Floor Plan

P16082-FCH-BA-XX-DR-A-1400 - Bengal and Radium Street Elevation
P16082-FCH-BA-XX-DR-A-1401- Primrose Street Elevation
P16082-FCH-BA-XX-DR-A-1402 - Silk Street Elevation

P16082-FCH-BA-XX-DR-A-1507 - Sections A-A, B-B
P16082-FCH-BA-XX-DR-A-1508 - Sections C-C, D-D

Please state why you wish to make this amendment

This document has been prepared to clearly and capture the detailed design development and retention of the principles and details within the previously consented scheme.

## 7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

## 7. Site Visit

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

**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)

26/06/2020

Details of the pre-application advice received

Presentation reviewed the design development and items captured within the NMA 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?

## 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) | 31/07/2020 |