

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

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	Land Between South Street And Ashton Old Road West Of
Address line 1	Compass Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M11 2NH
Description of site location must be completed if postcode is not known:	
Easting (x)	388128
Northing (y)	397453
Description	

2. Applicant Details

Title	Ms
First name	Judy
Surname	Noah
Company name	One Manchester
Address line 1	One Manchester
Address line 2	Lovell House, Archway 6
Address line 3	Hulme
Town/city	Manchester

2. Applicant Details

Country	United Kingdom
Postcode	M15 5RN
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Kevin
Surname	Ma
Company name	TADW Architects
Address line 1	6 St Petersgate
Address line 2	
Address line 3	
Town/city	Stockport
Country	United Kingdom
Postcode	SK11HD
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

If you have answered Yes to this question, please give details of persons notified

4. Eligibility

Person Notified	
Number	
Suffix	
Property name	One Manchester
Address line 1	One Manchester
Address line 2	Lovell House, Archway 6
Address line 3	
Town/city	Manchester
Postcode	M15 5RN
Date Notified	22/07/2020 00:00:00

5. Description of Your Proposal

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

Proposed erection of a 3 storey building to provide 38 no. residential apartments (Class C3a), with associated car parking, boundary treatments and landscaping

Reference number: 123900/FO/2019

Date of decision 25/09/2019

What was the original application type? Full planning permission

For the purpose of calculating fees, which of the following best describes the original 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.Window alignment and rhythm revised but to reflect the approved planning drawings as best as possible.
Reason: To provide sufficient daylight into habitable rooms.
- 2.Window cills were at floor level and 1950mm high. They're now at 150mm above cill level and window head at 2100mm. I confirm window sizes are the same as those on the approved planning drawings.
Reason: Window head is now at a standard height.
- 3.Larger window now incorporates a mullion to provide a usable opening light as agreed with Planning Officer.
Reason: To ensure windows are operable by resident and to provide purge ventilation.
- 4.Window reveals to be recessed by a minimum of 175mm.
Reason: As agreed with Planning Officer.
- 5.Aluminium windows throughout.
Reason: As agreed with Planning Officer.
- 6.Window to bathroom adjacent to the main pedestrian entrance has been omitted
Reason: For privacy and security.
- 7.AOV louvred screens at the end of the corridor on east elevation have been omitted, and integrated within curtain walling.
Reason: For compliance with fire strategy
- 8.Door into building from car park in recessed area has changed to a fixed glazed screen.
Reason: For compliance with recommendation in Crime Impact Statement.
- 9.Main entrance area is now recessed by 1100mm.
Reason: To provide entrance canopy and a covered area for letterboxes, access control unit
- 10.Main entrance lobby area is lower than main ground floor area by 600mm.
Reason: To deal with the level differences, particularly along South Street.
- 11.Two additional windows in the east elevation added to the living areas of 21 and 34.
Reason: To provide sufficient daylight to living areas of 21 and 34.

6. Non-Material Amendment(s) Sought

12.Continuous metal boundary railings in front of the building on South Street and Compass Street have changed to railings in front of windows only, to a height of 1.2m above footpath and fixed to brickwork.

Reason: To ensure metal boundary railings falls within site boundary. Railings in front of windows will provide a level of security for residents from public pavements.

13.External cantilevered steel walkway construction changed to steel supporting columns and concrete deck.

Reason: Steel columns are essential to help support the weight for precast concrete floor, which is required to provide 30 minutes fire resistance.

14.Walkway balustrading changed from metal railings to imperforate glass.

Reason: To comply with Building Regs Part B and Fire Escape Strategy.

15.Bin stores increased in size.

Reason: To comply with Waste Management Services requirements.

16.Bin store to Compass Street repositioned.

Reason: To comply with Fire Strategy Requirements.

17.Grass cell paving changed to porous paving.

Reason: Development of drainage scheme

18.Projecting entrance canopy feature reduced down to 200mm.

Reason: To ensure projecting entrance canopy feature does not oversail site boundary.

Are you intending to substitute amended plans or drawings?

☒ Yes ☐ No

If yes please complete the following

Old plan/drawing numbers

18066-CWA-ZZ-00-DR-A-0001
18066-CWA-ZZ-00-DR-A-0002
18066-CWA-ZZ-00-DR-A-0003
18066-CWA-XX-XX-DR-A-0004
18066-CWA-XX-XX-DR-A-0005
18066-CWA-ZZ-RF-DR-A-0009
Site Layout DR-A-0007 Rev A

New plan/drawing numbers

911286-TADW-A-00-DR-A-101-P6_Proposed_Site_Plan
911286-TADW-A-00-DR-A-103-P10_Proposed_Ground_Floor_Plan
911286-TADW-A-01-DR-A-104-P7_Proposed_First_Floor_Plan
911286-TADW-A-02-DR-A-105-P7_Proposed_Second_Floor_Plan
911286-TADW-A-Roof-DR-A-106-P5_Proposed_Roof_Plan
911286-TADW-A-N-W-DR-A-107-P7_Proposed_Elevations_1of2
911286-TADW-A-S-E-DR-A-108-P7_Proposed_Elevations_2of2
911286-TADW-A-XX-DR-A-109-P7_Proposed_Section_1
911286-TADW-A-XX-DR-A-208-P2_Aluminium_Frame_Window_Details

Please state why you wish to make this amendment

As per reasons given above.

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

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	Ms
First name	
Surname	
Reference	Email correspondence dated 21.07.2020

8. Pre-application Advice

Date (Must be pre-application submission)

21/07/2020

Details of the pre-application advice received

Email correspondence from Ms. J. Atkinson dated 21.07.2020 confirming proposed amendments can be dealt with through a 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?

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)

22/07/2020