

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	
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)	382424
Northing (y)	397056

Description	Land bounded by Cornbrook Road, A56 Chester Road and Trentham Street
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2. Applicant Details

Title	Mr
First name	Colin
Surname	Hindley
Company name	Graham
Address line 1	Gary Barber
Address line 2	Sheppard Robson Architects
Address line 3	City Tower, Piccadilly Plaza
Town/city	Manchester

2. Applicant Details

Country	United Kingdom
Postcode	M14BT
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Gary
Surname	Barber
Company name	Sheppard Robson Architects
Address line 1	Gary Barber
Address line 2	Sheppard Robson Architects
Address line 3	City Tower, Piccadilly Plaza
Town/city	Manchester
Country	United Kingdom
Postcode	M14BT
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

Full planning application for the erection of a part 14, part 15 storey building to form 280 residential apartments (C3a) together with ground floor commercial unit (373 sqm) (Use Classes A1, A2 or A3) with associated car parking, landscaping, public realm and other associated works following demolition of existing buildings and; Outline planning application (with all matters reserved) for the erection of part 11, part 15 building to form a 154 bed hotel and 88 bed apart-hotel building (Use Class C1) together with a single storey retail building (140 sqm) (Use Classes A1, A2, A3, A4 or A5) with associated public realm, car parking, and other associated works following demolition of existing buildings

Reference number:	118625/FO/2017
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5. Description of Your Proposal

Date of decision

25/07/2018

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

Following a number of consultation meetings with the relevant Planning Officers, the design development was deemed to be sufficiently in line with the originally consented scheme, leading to the present application for Non-material Amendments.
Please refer to submitted document "Cornbrook Residential Development - NMA Application" for full extent of amendments.

Are you intending to substitute amended plans or drawings?

☒ Yes ☐ No

If yes please complete the following

Old plan/drawing numbers

5776-SRA-01-00-DR-A-20-804
5776-SRA-01-00-DR-A-20-805
5776-SRA-01-16-DR-A-20-806
5776-SRA-01-XX-DR-A-20-807
5776-SRA-01-XX-DR-A-20-808
5776-SRA-01-XX-DR-A-20-810
5776-SRA-01-XX-DR-A-20-811
5776-SRA-01-XX-DR-A-20-812
5776-SRA-01-XX-DR-A-20-813
5776-SRA-01-XX-DR-A-20-814
5776-SRA-01-XX-DR-A-20-815
5776-SRA-01-XX-DR-A-20-816
Cornbrook Residential Development - NMA Application

New plan/drawing numbers

6193-SRA-01-00-DR-A-20-1004
6193-SRA-01-01-DR-A-20-1005
6193-SRA-01-ZZ-DR-A-20-1006
6193-SRA-01-15-DR-A-20-1007
6193-SRA-01-16-DR-A-20-1008
6193-SRA-01-XX-DR-A-20-1010
6193-SRA-01-XX-DR-A-20-1011
6193-SRA-01-XX-DR-A-20-1012
6193-SRA-01-XX-DR-A-20-1013
6193-SRA-01-XX-DR-A-20-1014
6193-SRA-01-XX-DR-A-20-1015
6193-SRA-01-XX-DR-A-20-1016
Cornbrook Residential Development - NMA Application

Please state why you wish to make this amendment

The purpose of the present Application is to capture a small number of design amendments to the residential element of the project, as approved by Manchester City Council, under 118625/FO/2017, on 25th July 2008.

These amendments are reflected and identified in a new set of plans, sections and elevations, which revise and replace drawings from the original application.

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):

8. Pre-application Advice

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

13/08/2020

Details of the pre-application advice received

Following a number of consultation meetings with the relevant Planning Officers, the design development was deemed to be sufficiently in line with the originally consented scheme, leading to the present application for Non-material Amendments.

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)	14/08/2020
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