MANCHESTER CITY COUNCIL
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	Former Site Of 1-5 Plymouth Grove
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M13 9PZ

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

Easting (x)	385109
Northing (y)	396543

Description

2. Applicant Details

Title	
First name	
Surname	'
Company name	Plymouth Grove Property Developments Ltd
Address line 1	Unit 480
Address line 2	Broadstone Mill
Address line 3	Broadstone Road
Town/city	Stockport

2. Applicant Details

Country	England
Postcode	SK5 7DL
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mrs
First name	Hayley
Surname	Knight
Company name	SATPLAN Ltd
Address line 1	The Bridgewater Complex
Address line 2	36 Canal Street
Address line 3	
Town/city	Liverpool
Country	
Postcode	L20 8AH
Primary number	07989327331
Secondary number	
Fax number	
Email	hayleyknight@sat-plan.co.uk

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 an apartment block with a maximum height of 7 storeys (excluding roof top plant) constructed above a semi-raised basement to form 16 x one bedroom and 45 x two bedroom units (61 in total) (Class C3) with 31 car, 64 cycle and 2 motorcycle parking spaces in the basement area, 10 surface level car parking spaces and visitor storage with new access from Dryden Street, communal garden areas, landscaping and boundary treatments

Reference number:	115969/FO/2017

5. Description of Your Proposal

Date of decision: 11/10/2017

What was the original application type? FullPlanningPermission

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

Amendment to the following conditions:
- 8 to replace the requirement of drainage 'implementation' pre-commencement, to 'agreement of details with the Local Planning Authority'; and
- 26 to enable the submission of an Air Quality Impact Assessment prior to the commencement of development, as opposed to the current trigger which requires the assessment to have been submitted by 11th January 2018.

Please refer to the submitted cover letter for full details.

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

Please state why you wish to make this amendment

To enable Plymouth Grove Property Developments Ltd to implement the permission, which remains valid until 11th October 2020.
Please see submitted cover letter for further details.

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: Mr

First name: Carl

Surname: Glennon

Reference:

Date (Must be pre-application submission)

08/04/2019

Details of the pre-application advice received

Discussions to establish that the amendment sought qualified as a non-material amendment. This was confirmed via email on 8th April 2019.

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

9. Authority Employee/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)	18/04/2019