



Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

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

Land bounded by Jersey Street to the north, Rochdale Canal to the south, Flint Glass Wharf/Works to the west and grassland to the east in Ancoats, Manchester

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Knight

Company Name

Manchester Life Development Company 3 Limited

Address

Address line 1

Unit 5 Royal Mills

Address line 2

17 Redhill Street

Address line 3

Ancoats

Town/City

Manchester

County

Greater Manchester

Country

UK

Postcode

M4 5BA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Sarah

Surname

Campbell

Company Name

PRP Architects

Address

Address line 1

40 Princess Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 6DE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

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

Original description:

Erection of two, 8 storey residential buildings (Use Class C3a) with associated ground floor commercial (Use Class E) and ancillary amenity space, together with cycle and car parking, landscaping and public realm and other associated works following demolition of existing structures.

Latest from S.73 application:

Variation of Conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 20, 22, 24, 28, 29, 30, 31, 36, 37, 40 attached to planning permission ref: 133769/FO/2022 (as amended by 136201/NMC/2023) for a residential scheme (Use Class C3) with ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (to 529.40 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works to incorporate changes to the mix of apartments, a reduction in the quantum of commercial floorspace, changes to the building façade and a reduction to the building height.

Reference number

133769/FO/2022

Date of decision

13/05/2022

What was the original application type?

Full planning permission

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

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

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

- Changes to external door sizes
- Updates to commercial signage
- Minor changes to window positions on level 7
- Additional louvres added to generator
- Frame thickness of AOV in façade
- Louvred doors to plant room now solid
- Omission of painted signage
- Inclusion of horizontal movement joint
- minor change to planter size
- additional gate added adjacent generator room Block A

Please state why you wish to make this amendment

Please review the attached 'Design Changes' document for detailed justifications of the changes listed above.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

- JWA-PRP-A1-GR-DR-A-002100-Proposed Ground Floor Plan - Rev C
- JWA-PRP-A1-07-DR-A-002107-Proposed Seventh Floor Plan – Rev D
 - JWA-PRP-A1-ZZ-DR-A-002300-North & South Elevations – Rev D
 - JWA-PRP-A1-ZZ-DR-A-002301-Proposed Courtyard Elevations - Block A – Rev D
 - JWA-PRP-A1-ZZ-DR-A-002302-Proposed East and West Flank Elevations - Block A – Rev D
 - JWA-PRP-A1-ZZ-DR-A-002303-Proposed East and West Flank Elevations - Block B – Rev D
 - JWA-PRP-A1-ZZ-DR-A-002304-Proposed Jersey Street Elevation – Rev C
 - JWA-PRP-A1-ZZ-DR-A-002400-Detailed Section and Elevation through Commercial Bay and Typical Residential Window – Rev D
 - JWA-PRP-A1-ZZ-DR-A-002401-Detailed Section & Elevation through Main Entrance – Rev D

New plan/drawing numbers

JWA-PRP-A1-GR-DR-A-002100-Proposed Ground Floor Plan - Rev D
- JWA-PRP-A1-07-DR-A-002107-Proposed Seventh Floor Plan – Rev E
- JWA-PRP-A1-ZZ-DR-A-002300-North & South Elevations – Rev E
- JWA-PRP-A1-ZZ-DR-A-002301-Proposed Courtyard Elevations - Block A – Rev E
- JWA-PRP-A1-ZZ-DR-A-002302-Proposed East and West Flank Elevations - Block A – Rev E
- JWA-PRP-A1-ZZ-DR-A-002303-Proposed East and West Flank Elevations - Block B – Rev E
- JWA-PRP-A1-ZZ-DR-A-002304-Proposed Jersey Street Elevation – Rev D
- JWA-PRP-A1-ZZ-DR-A-002400-Detailed Section and Elevation through Commercial Bay and Typical Residential Window – Rev E
- JWA-PRP-A1-ZZ-DR-A-002401-Detailed Section & Elevation through Main Entrance – Rev E

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Meeting between Ian Knight and Jen Atkinson

Date (must be pre-application submission)

07/05/2025

Details of the pre-application advice received

I believe Ian Knight (applicant) met with Jen Atkinson to discuss the proposed changes to the scheme. We were not at the meeting but believe it was positive.

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.

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?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

PRP Manchester

Date

04/07/2025