



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 Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west, 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

United Kingdom

Postcode

M4 5BA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

Greater Manchester

Country

United Kingdom

Postcode

M1 6DE

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

Erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents' amenity space (Use Class C3a), ground floor commercial (Use Class E), cycle and car parking, landscaping, access and servicing, and other associated works following demolition of existing structures.

Reference number

137346/FO/2023

Date of decision

19/06/2023

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

Minor adjustments have been made to the following:

-Layout changes to ancillary spaces

-Building height

-Core 1 extension to roof-level 9

-Covered walkway

-Private Makers spaces

-Window adjustments

-Brick detailing and mortar colour

-Core changes

Please refer to the Design Changes Justification Document (PIW-PRP-ZZ-ZZ-TR-A-100003-P02) for further details.

Please state why you wish to make this amendment

The changes outlined above are primarily driven by the need to achieve cost savings to make the project financially viable.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Please note that the previous application was made by a different architect practice (CallisonRTKL, now Arcadis) hence why the numbers do not correlate with PRPs.

PIW-CRL-ZZ-00-DR-AR-P12000 REV P3

PIW-CRL-ZZ-01-DR-AR-P12002 REV P3

PIW-CRL-ZZ-02-DR-AR-P12002 REV P3

PIW-CRL-ZZ-03-DR-AR-P12003 REV P3

PIW-CRL-ZZ-04-DR-AR-P12004 REV P3

PIW-CRL-ZZ-05-DR-AR-P12005 REV P3

PIW-CRL-ZZ-06-DR-AR-P12006 REV P3

PIW-CRL-ZZ-07-DR-AR-P12007 REV P3

PIW-CRL-ZZ-08-DR-AR-P12008 REV P3

PIW-CRL-ZZ-09-DR-AR-P12009 REV P3

PIW-CRL-ZZ-10-DR-AR-P12010 REV P3

PIW-CRL-ZZ-ZZ-DR-AR-P21001 REV P3

PIW-CRL-ZZ-ZZ-DR-AR-P21002 REV P3

PIW-CRL-ZZ-ZZ-DR-AR-P22001 REV P3

PIW-CRL-ZZ-ZZ-DR-AR-P22002 REV P3

PIW-CRL-ZZ-ZZ-DR-AR-P22003 REV P3

PIW-CRL-ZZ-ZZ-DR-AR-P00001 REV P3

PIW-CRL-ZZ-ZZ-DR-AR-P00002 REV P3

PIW-CRL-ZZ-ZZ-DR-AR-P20001 REV P3

PIW-CRL-ZZ-ZZ-DR-AR-P30001 REV P3

New plan/drawing numbers

PIW-PRP-ZZ-01-D-A-0023001-P02-Proposed GA Level 01
PIW-PRP-ZZ-02-D-A-0023002-P02-Proposed GA Level 02
PIW-PRP-ZZ-03-D-A-0023003-P02-Proposed GA Level 03
PIW-PRP-ZZ-04-D-A-0023004-P02-Proposed GA Level 04
PIW-PRP-ZZ-05-D-A-0023005-P02-Proposed GA Level 05
PIW-PRP-ZZ-06-D-A-0023006-P02-Proposed GA Level 06
PIW-PRP-ZZ-07-D-A-0023007-P02-Proposed GA Level 07
PIW-PRP-ZZ-08-D-A-0023008-P02-Proposed GA Level 08
PIW-PRP-ZZ-09-D-A-0023009-P02-Proposed GA Level 09
PIW-PRP-ZZ-GF-D-A-0023000-P02-Proposed GA Level 00
PIW-PRP-ZZ-RF-D-A-0023010-P02-Proposed GA Level Roof
PIW-PRP-ZZ-ZZ-D-A-0024000-P02-North and South Elevations
PIW-PRP-ZZ-ZZ-D-A-0024001-P02-West and East Elevations
PIW-PRP-ZZ-ZZ-D-A-0026000-P03-Bay Study 01
PIW-PRP-ZZ-ZZ-D-A-0026001-P02-Bay Study 02
PIW-PRP-ZZ-ZZ-D-A-0026002-P02-Bay Study 03
PIW-PRP-ZZ-ZZ-D-A-0220001-P02-Existing Site Location Plan
PIW-PRP-ZZ-ZZ-D-A-0220002-P02-Proposed Site Location Plan
PIW-PRP-ZZ-ZZ-D-A-0220003-P02-Context Elevations
PIW-PRP-ZZ-ZZ-D-A-0220004-P02-Context Sections
PIW-PRP-ZZ-ZZ-TR-A-100003-P02 Design Changes Justification

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

Meetings between Ian Knight and Jen Atkinson

Date (must be pre-application submission)

15/10/2025

Details of the pre-application advice received

There has been various correspondence between MLDC and Jennifer Atkinson over the last few months regarding the changes. Last email response on 15/10/25. Not entirely sure when other meetings took place as PRP were not present for most of them.

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

20/10/2025