



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

Site of the former royal British legion social welfare club adjacent to the Wythenshawe community housing group offices.

Applicant Details

Name/Company

Title

Mr

First name

Graham

Surname

Morley

Company Name

Wythenshawe Community Housing Group

Address

Address line 1

8 Poundswick Lane

Address line 2

Wythenshawe

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M22 9TA

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

Mr

First name

Max

Surname

Walker

Company Name

Arcus Consulting

Address

Address line 1

Dalton House

Address line 2

Dane Rd

Address line 3

Town/City

Sale

County

Country

United Kingdom

Postcode

M33 7AR

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 three storey building to form 14 self-contained flats (13x 1 bed, 1 x 2 bed) with associated landscaping, parking and cycle storage.

Reference number

138185/FO/2023

Date of decision

25/03/2024

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

Lift Shaft:

A lift shaft has been added, and as a result, the overrun required is now visible.

Boundary Treatment and Gate:

In accordance with the Crime Impact Statement provided by GMP, which is a pre-commencement condition, a 1.8m high sliding gate is required to the car park along with a secure 1.8m high boundary, including pedestrian and cyclist access. These elements were not included in the original application. Additionally, a new 1.2m high boundary is proposed to the front of the site, replacing the previously indicated existing boundary.

AOV Windows (WF10 & WS10):

The Automatic Opening Vent (AOV) windows (2 at the rear) have been set back slightly less than the originally approved 190mm, at a 125mm setback, to achieve the free openable area required under Part B of the Building Regulations.

WS18 / WF18:

These windows have been resized to ensure compliance with the minimum free openable area required under Part B of the approved documents.

Protruding Brick Details:

Minor adjustments have been made to the positioning of protruding bricks. On the front elevation, this is for CDM reasons to prevent climbing. On the rear and side elevations, the adjustments accommodate movement joints and alignment with features, including the porch on the car park side.

Please state why you wish to make this amendment

To comply with planning conditions / building regulations / CDM regulations.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

07 Rev P2 Pro Elev
06 Pro Boundary Treatment Plan
05 Pro Site Plan Planning

New plan/drawing numbers

6811ARC-XX-DR-A-000009-C7-Proposed - Elevations - East & West
6811ARC-XX-DR-A-000010-C6-Proposed - Elevations - North & South
6811ARC-XX-DR-A-210002-C9-Details 1
6811ARC-XX-DR-A-900001-P1-External Works

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

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

Max Walker

Date

14/10/2025