



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 Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and a surface car park to the east within Ancoats.

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

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jack

Surname

Whetton

Company Name

John Sisk & Son Ltd

Address

Address line 1

Centre Park

Address line 2

4 Ibis Ct

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA1 1RL

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 an 8 storey building to form 118 residential apartments (Use Class C3) and ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (583 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works. S.96a application :Non material amendment to planning permission 130354/FO/2021 amend drawings for details for the corner of the building at Jersey Street and the redundant canal arm (condition 2), amend the trigger in condition 9 to allow the commencement of the enabling works prior to the full sign off of the external materials and amend condition 14 to amend the Environmental Standards and Energy Statement. S.73 application: Variation of planning permission 130354/FO/2021 to vary planning conditions 2, 5, 10 , 15, 17, 20, 21, 25, 26, 27, 32, 33, 36, 43 and 45 to make elevational alterations, reconfigure internal floor space to increase number of apartments and reduce the commercial floor space, reduce building height and make amendments to the landscaping. Additional S.96a application: Non material amendment to planning permission 130354/FO/2021 to make elevational alterations.

Reference number

130354/FO/2021

Date of decision

11/05/2021

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 landscape changes to gates, fencing and edgings. Minor landscape changes to planting types & door guards. Minor landscape changes to levels, drainage & crossing points.

Please state why you wish to make this amendment

Please see the attached 'Design Changes' document which highlights the proposed changes. These have been made to coordinate with both the Architectural & S278/Highways design in accordance with Manchester City Council's raingarden proposals along Jersey Street.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

EYJW-GIL-EX-00-DR-L-000101_P02,
EYJW-GIL-EX-00-DR-L-000102_P02,
EYJW-GIL-EX-00-DR-L-000103_P02,
EYJW-GIL-EX-00-DR-L-000104_P02,
EYJW-GIL-EX-00-DR-L-000105_P03,
EYJW-GIL-EX-00-DR-L-000106_P02,
EYJW-GIL-EX-00-DR-L-000401_P02

New plan/drawing numbers

EYJW-GIL-EX-00-DR-L-000101_P13
EYJW-GIL-EX-00-DR-L-000102_P13
EYJW-GIL-EX-00-DR-L-000103_P13
EYJW-GIL-EX-00-DR-L-000104_P11
EYJW-GIL-EX-00-DR-L-000105_P13
EYJW-GIL-EX-00-DR-L-000106_P11
EYJW-GIL-EX-00-DR-L-000401_P10

And the following additional (revised) information is submitted in support of the Application, that has previously been submitted for Condition Discharge:

EYJW-GIL-EX-00-DR-L-000201_P07
EYJW-GIL-EX-00-DR-L-000202_P07
EYJW-GIL-EX-00-DR-L-000301_P05
EYJW-GIL-EX-00-DR-L-000310_P06
EYJW-GIL-EX-00-DR-L-000330_P06
EYJW-GIL-EX-00-DR-L-000331_P06
EYJW-GIL-EX-00-DR-L-000332_P06
EYJW-GIL-EX-00-DR-L-000402_P08
EYJW-GIL-EX-00-DR-L-000410_P07
EYJW-GIL-EX-00-DR-L-000411_P07
EYJW-GIL-EX-00-TS-L-000501_P07

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

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

Date