MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
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 (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

Manchester

Postcode

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

Easting (x)

382739

Northing (y)

397480

Description

Land bound by the River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal and Egerton Street, Manchester M15 4LE, known as "Embassy Village"

Applicant Details

Name/Company

Title

First name

Surname

Embassy

Company Name

c/o agent

Address

Address line 1

c/o Lancaster House

Address line 2

Harper Road

Address line 3

Sharston

Town/City

Manchester

County

Country

Postcode

M22 4RG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Miss

First name

Kelly

Surname

Paddick

Company Name

Euan Kellie Property Solutions Limited

Address

Address line 1

Suite 4.02 Neo

Address line 2

9 Charlotte Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 4ET

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?

- [x] 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?

- [x] Yes
- [ ] No
- [ ] Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:
Venus Building

Number:

Suffix:

Address line 1:
1 Old Park Lane,

Address Line 2:
Traffordcity

Town/City:
Manchester

Postcode:
M41 7HA

Date notice served:
04/08/2025

Name of person notified:
***** REDACTED ******

House name:
Venus Building

Number:

Suffix:

Address line 1:
1 Old Park Lane

Address Line 2:
Traffordcity

Town/City:
Manchester

Postcode:
M41 7HA

Date notice served:
04/08/2025

Name of person notified:
***** REDACTED ******

House name:
Venus Building

Number:

Suffix:

Address line 1:
1 Old Park Lane

Address Line 2:
Traffordcity

Town/City:
Manchester

Postcode:
M41 7HA

Date notice served:

04/08/2025

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Manchester City Council Town Hall Extension

Address Line 2:
Albert Square

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served:
04/08/2025

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Manchester City Council Town Hall Extension

Address Line 2:
Albert Square

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served:
04/08/2025

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
1 Eversholt Street

Address Line 2:

Town/City:
London

Postcode:
NW1 2DN

Date notice served:
04/08/2025

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
2 Piccadilly Place

Address Line 2:

Town/City:
Manchester

Postcode:
M1 3BG

Date notice served:
04/08/2025

Name of person notified:
***** REDACTED ******

House name:
Venus Building

Number:

Suffix:

Address line 1:
1 Old Park Lane

Address Line 2:
Traffordcity

Town/City:
Manchester

Postcode:
M41 7HA

Date notice served:
04/08/2025

Description of Your Proposal

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

Application to vary conditions 2 (Approved Plans), 25 (Management Strategy) and 26 (Crime Impact Statement) of planning permission ref. 129923/FO/2021
in order to reflect changes to the general arrangement of the development, including swapping the servicing area and sports pitch locations; removal of the site entrance pod; and amendments to the external and internal components of the development, including brick/masonry pods instead of prefabricated pods, increase in length and height of pods, changes to the design of windows and removal of some external decorative lighting.

Reference number

137608/JO/2023

Date of decision

13/10/2023

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

Amendment to the wording of condition 2 to allow revised lighting drawings to be approved.

Please state why you wish to make this amendment

Please see covering letter submitted in support of this application.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

Please see covering letter submitted in support of this application.

New plan/drawing numbers

Please see covering letter submitted in support of this application.

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

Kelly Paddick

Date

04/08/2025