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: 35

Suffix:

Property Name: Barclay House

Address Line 1: Whitworth Street West

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M1 5NG

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

Easting (x): 383881

Northing (y): 397513

Description:

Applicant Details

Name/Company

Title

First name

Surname

Barclay House Manchester

Company Name

Newco (Barclay House Manchester) Limited

Address

Address line 1

Suite S57 Cheadle Place

Address line 2

Stockport Road

Address line 3

Town/City

Cheadle

County

Country

England

Postcode

SK8 2JX

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

Mr

First name

DK

Surname

Seddon

Company Name

Howard & Seddon ARIBA

Address

Address line 1

64 Washway Road

Address line 2

Address line 3

Town/City

Sale

County

Country

United Kingdom

Postcode

M33 7RE

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:
Barclay House

Number:
35

Suffix:

Address line 1:
Whitworth Street West

Address Line 2:

Town/City:
Manchester

Postcode:
M1 5NG

Date notice served:
23/05/2025

Description of Your Proposal

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

Erection of a two-storey rooftop extension to form 9 duplex apartments and the conversion of the existing redundant internal car park to create a further 4 duplex apartments at Barclay House, Whitworth Street West, Manchester

Reference number

128804/FO/2020

Date of decision

08/10/2021

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

The re-wording of Condition 5 relating to materials to allow for two separate phases of the development. Phase 1 - ground floor apartments and Phase 2 the roof extension.

Please state why you wish to make this amendment

To allow the commencement of the ground floor apartments prior to providing detailed specifications of some materials relating to the roof extension.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

12,982-M14E - Front Elevation
12,982-M15D - West Side Elevation
12,982-M16D - Rear Elevation
12,982-E17DA - East Side Elevation
Material Specification Rev A

New plan/drawing numbers

Annotated Elevations - Drawing numbers 12,982/D-1A, D-2A, D-3A & D-4A
Material Specification Rev B

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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

Date (must be pre-application submission)

19/05/2025

Details of the pre-application advice received

Application discussed prior to submission

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

DK Seddon

Date

23/05/2025