MANCHESTER CITY COUNCIL
Planning
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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

Eliza Yard

Address Line 1

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 6JW

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

Easting (x)

385223

Northing (y)

398801

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?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

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

Country

United Kingdom

Postcode

M1 6DE

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?

- [ ] Yes
- [ ] No
- [x] 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. Previous 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. And latest 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.

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

Changes to external door sizes -Updates to commercial signage -glass look alike panels changed to clear glass (window type K) -Additional louvres added to refuse and cycle store -AOV added to façade as required by smoke ventilation strategy -Louvred panels added in replace of solid panels-Inclusion of horizontal movement joint -signage added to entrance screens- decorative panels added to commercial unit louvres-sub-station door revised- new gates added to landscape.

Please state why you wish to make this amendment

Please review the attached 'Design Changes' document for detailed justifications of the changes listed above.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

EYJW-PRP-BC-00-DR-A-020000-Ground Floor - Proposed- P03
EYJW-PRP-BC-06-DR-A-020006-6th Floor - Proposed-P02
EYJW-PRP-BC-07-DR-A-020007-7th Floor - Proposed-P02
EYJW-PRP-BC-RF-DR-A-020008-Roof Plan - Proposed-P03
EYJW-PRP-BC-ZZ-DR-A-020001-1st-5th Floor - Proposed-P02
EYJW-PRP-BC-ZZ-DR-A-021000-North and South Elevation - Proposed-P03
EYJW-PRP-BC-ZZ-DR-A-021001-East, West and Courtyard Elevations - Proposed-P03
EYJW-PRP-BC-ZZ-DR-A-021020-Street Elevations-P03
EYJW-PRP-BC-ZZ-DR-A-021040-Bay Studies - Jersey Street-P02
EYJW-PRP-BC-ZZ-DR-A-021041-Bay Studies - Poland Street-P02
EYJW-PRP-BC-ZZ-DR-A-021042- Bay Elevation and Section - Brick-P02
EYJW-PRP-BC-ZZ-DR-A-021043-Bay Elevation and Section - Terracotta-P02

New plan/drawing numbers

EYJW-PRP-BC-00-DR-A-020000-Ground Floor - Proposed- P04
EYJW-PRP-BC-06-DR-A-020006-6th Floor - Proposed-P03
EYJW-PRP-BC-07-DR-A-020007-7th Floor - Proposed-P03
EYJW-PRP-BC-RF-DR-A-020008-Roof Plan - Proposed-P04
EYJW-PRP-BC-ZZ-DR-A-020001-1st-5th Floor - Proposed-P03
EYJW-PRP-BC-ZZ-DR-A-021000-North and South Elevation - Proposed-P04
EYJW-PRP-BC-ZZ-DR-A-021001-East, West and Courtyard Elevations - Proposed-P04
EYJW-PRP-BC-ZZ-DR-A-021020-Street Elevations-P04
EYJW-PRP-BC-ZZ-DR-A-021040-Bay Studies - Jersey Street-P03
EYJW-PRP-BC-ZZ-DR-A-021041-Bay Studies - Poland Street-P03
EYJW-PRP-BC-ZZ-DR-A-021042- Bay Elevation and Section - Brick-P03
EYJW-PRP-BC-ZZ-DR-A-021043-Bay Elevation and Section - Terracotta-P03
EYJW-PRP-BC-ZZ-DR-A-021044-Detailed Bay Study - East Elevation-P01

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?

- [ ] The agent
- [ ] The applicant
- [x] 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?

- [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

Meeting between Ian Knight and Jen Atkinson

Date (must be pre-application submission)

07/05/2025

Details of the pre-application advice received

I believe Ian Knight (applicant) met with Jen Atkinson to discuss the proposed changes to the scheme. We were not at the meeting but believe it was positive.

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

14/07/2025