PlanningPortal

This form is specifically designed to be printed and completed offline.
Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website: https://www.planningportal.co.uk/apply

Application for a non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.
Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.
If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:		First name:	Kate
Last name:	Booth		
Company (optional):	Jigsaw Homes Group		
Unit:		House number:	House suffix:
House name:			
Address 1:	56 King Street		
Address 2:			
Address 3:			
Town:	Leigh		
County:			
Country:			
Postcode:	WN7 4LJ		

2. Agent Name and Address

Title:		First name:	Hannah
Last name:	Graves		
Company (optional):	Bernard Taylor Partnership Limited		
Unit:		House number:	House suffix:
House name:	Elizabeth House		
Address 1:	486 Didsbury Road		
Address 2:	Heaton Mersey		
Address 3:			
Town:	Stockport		
County:			
Country:			
Postcode:	SK4 3BS		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Postcode (optional):					

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: 385440 Northing: 402922

Description:

Land on the corner of Old Market Street and Domett Street.

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: [ ]

Officer name:

Jennifer Atkinson

Reference:

Date of advice (DD/MM/YYYY): 19.02.2021

Details of pre-application advice received:

Comments from Jennifer: We accept that given the context, the 4 apartments probably offer the optimum solution to what is not exactly the most desirable site. You need to ensure that the boundary treatment to the car parking and the gardens of the existing residential properties is robust together with screening to the coop service yard. As usual the setting of the properties is key in order to improve the overall appearance of this site. It would be good to see a design solution that moves away from traditional cottage flat arrangement

5. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? [x] Yes [ ] No

If you have answered No to this question, you cannot apply to make a non-material amendment.

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? [ ] Yes [ ] No [x] Not Applicable

If you have answered No to this question, you cannot apply to make a non-material amendment.

If you have answered Yes to this question, please give details of persons notified:

Person Notified	Address	Date of Notification

6. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question "relating 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 following statements apply to you and/or agent? [ ] Yes [x] No

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If yes please provide details of their name, role and how you are related to them.

7. Description Of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including application reference number and date of decision in the sections below:

Variation of condition number 15 (acoustic insulation) attached to planning permission referenced 137733/FO/2023 to allow for the acoustic insulation scheme to be submitted prior to occupation

Reference number:

142530/JO/2025

Date of decision (DD/MM/YYYY):

20 May 2025

What was the original application type?:
(e.g. 'Full', 'Householder and Listed Building', 'Outline')

Non-material amendment application (attached to original full planning application ref. 137733/FO/2023)

For the purpose of calculating fees, which of the following best describes the original application type?

Householder development: development to an existing dwelling-house or development within its curtilage ☐

Other: anything not covered by the above category ☒

8. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make:

Updates to boundary treatments - 1. Proposed brick boundary to rear garden perimeter amended to instead propose 2.1m high close boarded timber fence with concrete post and gravel board - 2. Proposed brick piers to north site boundary adjusted to run linear

Are you intending to substitute amended plans or drawings? ☐ Yes ☐ No

If Yes, please complete the following:

Old plan/drawing number(s):

DS-BTP-00-SP-DR-A-3784_105.15 - Proposed Site Plan NMA DS-BTP-00-E-DR-A-3784_107.7 - Proposed Street Elevations NMA DS-BTP-00-SP-DR-A-3784_108.8 - Site Boundary Plan NMA DS-BTP-00-SP-DR-A-3784_109.5 - Waste Management Plan NMA DS-BTP-00-SP-DR-A-3784_110.2 - EV Charging Plan NMA

New plan/drawing number(s):

DS-BTP-00-SP-DR-A-3784_105.16 - Proposed Site Plan NMA DS-BTP-00-E-DR-A-3784_107.8 - Proposed Street Elevations NMA DS-BTP-00-SP-DR-A-3784_108.9 - Site Boundary Plan NMA DS-BTP-00-SP-DR-A-3784_109.6 - Waste Management Plan NMA DS-BTP-00-SP-DR-A-3784_110.3 - EV Charging Plan NMA

Please state why you wish to make this amendment:

Fences proposed instead of brick to rear gardens to provide acoustic fencing due to noise from Old Market Street to the north and contractor preference. Brick pier boundary to north of site amended following the removal of existing telecoms box, that the wall was previously designed to be positioned around.

9. Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application not being accepted. It will not be accepted until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: [X]

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: [X]

The correct fee: [X]

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

10. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 30/06/25

11. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional): [redacted]

12. Agent Contact Details

Telephone numbers

Country code: | National number: [redacted] | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional): [redacted]

13. 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? *(Please select only one)* [ ] Agent [X] Applicant [ ] Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address: