

Joshua Lee

From: Joshua Lee
Sent: 12 February 2025 08:27
To: Manny Atkinson - BTP Architects
Cc: jon@randmproperty.co.uk; Oli Martin - BTP Architects
Subject: RE: 3810_MCC_141912/NMC/2025 - Land At The Junction Of Varey Street And Cross Lane

Hello,

Thanks for your confirmation,

Josh

Joshua Lee (he/him)
Assistant Planning Officer
Area Team

Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Telephone: 0161 219 2851
Email: joshua.lee@manchester.gov.uk
[Planning and regeneration | Manchester City Council](#)

From: Manny Atkinson - BTP Architects <manuel@btparchitects.co.uk>
Sent: 12 February 2025 08:26
To: Joshua Lee <Joshua.Lee@manchester.gov.uk>
Cc: jon@randmproperty.co.uk; Oli Martin - BTP Architects <Oliver@btparchitects.co.uk>
Subject: 3810_MCC_141912/NMC/2025 - Land At The Junction Of Varey Street And Cross Lane

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Thank you Josh

We will action accordingly and get this over to you. Please take this as confirmation to withdraw the NMC application.

Kind Regards

Manny Atkinson

Director

BA (Hons), M.Arch, ARB, RIBA



Architecture. Conservation. Urban Design. Surveying.

Bernard Taylor Partnership Limited

Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS.

t: +44 (0) 161 443 1221 - ext 219 m: +44 (0) 7572 717938

e: manuel@btparchitects.co.uk w: www.btparchitects.co.uk



Award winning specialists in housing design

Bernard Taylor Partnership Ltd is registered in England, No 4168609

Registered Office: Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS

This e-mail and any file transmitted with it contains information which is confidential and may also be legally privileged. It is intended solely for the exclusive use of the addressee.

If you are not the intended addressee, please take notice that any distribution, copying, use or disclosure of its contents to any other person is prohibited. If you have received it in error, please advise the sender immediately and delete the e-mail and any copies of it from your system.

Although this email and any attachments are believed to be free of any virus, or any other defect that might affect any computer or IT system, it is the responsibility of the recipient to ensure that they are virus free..

From: Joshua Lee <Joshua.Lee@manchester.gov.uk>

Sent: 12 February 2025 08:24

To: Manny Atkinson - BTP Architects <manuel@btparchitects.co.uk>

Cc: jon@randmproperty.co.uk; Oli Martin - BTP Architects <Oliver@btparchitects.co.uk>

Subject: RE: 3810_MCC_141912/NMC/2025 - Land At The Junction Of Varey Street And Cross Lane

Hello,

I don't know why it wasn't spotted earlier – but we are where we are!

On the NMC - Unfortunately, you would need to withdraw and resubmit as we wouldn't be able to change the reference within the description of development. The NMC itself is fine (the one for the adjacent development went through yesterday). If you resubmit, I can pick it up and get it done asap.

On the discharge – I think your solution is best. Submit a CDN against the JO with all the info again to sign off. Again, I don't know how it wasn't spotted earlier however its should be easy to rectify as you've already had the conditions approved – just under the wrong scheme!

Ill keep an eye out for any coming in and put my name against it so I can push it through.

Thanks

Josh

Joshua Lee (he/him)

Assistant Planning Officer

Area Team

Planning, Building Control and Licensing

Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Telephone: 0161 219 2851

Email: joshua.lee@manchester.gov.uk

[Planning and regeneration | Manchester City Council](#)

From: Manny Atkinson - BTP Architects <manuel@btparchitects.co.uk>

Sent: 12 February 2025 07:36

To: Joshua Lee <Joshua.Lee@manchester.gov.uk>

Cc: jon@randmproperty.co.uk; Oli Martin - BTP Architects <Oliver@btparchitects.co.uk>

Subject: 3810_MCC_141912/NMC/2025 - Land At The Junction Of Varey Street And Cross Lane

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Oh...

Hi Josh

Thank you for highlighting this.

Yes, we are building out the scheme from the Variation of Condition Application 139774/JO/2024; can the existing NMC not be amended / corrected to reflect this planning reference rather than having to withdraw and resubmit? (this would also attract a new fee I believe?). All the changes are so minor that it raises the question about submitting applications in for first place, but here we are.

Is there anything you can do to help with the application that is live so that we can keep this going?

Regarding the planning discharge, we are about to submit a DOC application anyway with some pre-occupation information, so we will just resubmit all the information that has already been discharged. Just to highlight, all the DOC information has been submitted on the JO application plans and approval, just the wrong planning reference I guess, so all the information is there. Not sure though how this wasn't spotted as you should not be able to discharge all the conditions of the JO application drawings against the original planning approval as the plans don't match up?

Kind Regards

Manny Atkinson

Director

BA (Hons), M.Arch, ARB, RIBA



Architecture. Conservation. Urban Design. Surveying.

Bernard Taylor Partnership Limited
Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS.
t: +44 (0) 161 443 1221 - ext 219 m: +44 (0) 7572 717938
e: manuel@btparchitects.co.uk w: www.btparchitects.co.uk



Award winning specialists in housing design

Bernard Taylor Partnership Ltd is registered in England, No 4168609
Registered Office: Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS

This e-mail and any file transmitted with it contains information which is confidential and may also be legally privileged. It is intended solely for the exclusive use of the addressee.

If you are not the intended addressee, please take notice that any distribution, copying, use or disclosure of its contents to any other person is prohibited. If you have received it in error, please advise the sender immediately and delete the e-mail and any copies of it from your system.

Although this email and any attachments are believed to be free of any virus, or any other defect that might affect any computer or IT system, it is the responsibility of the recipient to ensure that they are virus free..

From: Joshua Lee <Joshua.Lee@manchester.gov.uk>
Sent: 11 February 2025 11:04
To: Manny Atkinson - BTP Architects <manuel@btparchitects.co.uk>
Cc: jon@randmproperty.co.uk
Subject: 141912/NMC/2025 - Land At The Junction Of Varey Street And Cross Lane

Hello,

I hope you are well,

I have picked this one up from a colleague off sick.

The nonmaterial amendment is proposed on the original 136204/FO/2023 application however there is a variation application 139774/JO/2024 which I assume is the implemented scheme?

If so, you will need to withdraw this NMC and resubmit with an NMC on the JO application.

Incidentally, I have noticed the conditions have also been discharged against the original FO and not the JO. Therefore, if the JO is the implemented scheme you will need to discharge the conditions attached to the JO which are currently outstanding.

Can you confirm the withdrawal in writing by replying to this email,

With thanks,

Josh

Joshua Lee (he/him)
Assistant Planning Officer
Area Team

Planning, Building Control and Licensing
Growth and Development
Manchester City Council

PO Box 532
Town Hall Extension
Manchester
M60 2LA

Telephone: 0161 219 2851

Email: joshua.lee@manchester.gov.uk

[Planning and regeneration | Manchester City Council](#)



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
