MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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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: 35

Suffix:

Property Name:

Address Line 1: Fountain Street

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M2 2AN

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

Easting (x): 384159

Northing (y): 398292

Description:

35 Fountain Street

Applicant Details

Name/Company

Title

n/a

First name

n/a

Surname

n/a

Company Name

35 Fountain Street Limited

Address

Address line 1

A&L Suite 1-3, The Hop Exchange

Address line 2

Address line 3

24 Southwark Street

Town/City

London

County

Country

United Kingdom

Postcode

SE1 1TY

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

First name

Ollie

Surname

Eyre

Company Name

CBRE UK

Address

Address line 1

10th Floor

Address line 2

One St Peter's Square

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 3DE

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

Variation of conditions 2 (approved plans), 8 (cycle store/ basement layout) and 12 (waste management strategy) attached to planning permission 136013/FO/2023 to make elevational alterations, increase in height of lift over run, reconfiguration of the basement layout to increase the plant area and move the location of the cycle parking together with additional landscaped area to the rear of the building, including raised planters.

Reference number

140389/JO/2024

Date of decision

26/09/2024

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
- [x] **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

- Replacement of Flemish brickwork with stretcher bond brickwork to the top of the core only.
- Reduction to the depth of the pre-cast concrete string course window detail.
- Inclusion of a shadow gap connection with concealed fixings to the aluminum panels on the rooftop extension levels.
- Removal of terraced canopy at rooftop level.

Please state why you wish to make this amendment

Please see covering letter.

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.

New plan/drawing numbers

Please see covering letter.

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

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

11/06/2025

Details of the pre-application advice received

Meeting and email correspondence on the scope of changes and correct mechanism to rationalise such amendments.

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

Ollie Eyre

Date

24/06/2025