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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

387684

Northing (y)

401230

Description

Triangular area of land adjacent to Kenyon Lane. The West of the site can currently be accessed from Duncombe Drive on foot.

Applicant Details

Name/Company

Title

Mr

First name

Joshua

Surname

Hart

Company Name

Jigsaw Homes North

Address

Address line 1

Turner House

Address line 2

56 King Street

Address line 3

Town/City

Leigh

County

Country

Postcode

WN7 4LJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Miss

First name

Hannah

Surname

Graves

Company Name

Bernard Taylor Partnership Limited

Address

Address line 1

Elizabeth House

Address line 2

486 Didsbury Road

Address line 3

Heaton Mersey

Town/City

Stockport

County

Country

Postcode

SK4 3BS

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

Erection of 9 dwellinghouses (Class C3) with associated landscaping, car parking and access road.

Reference number

138437/FO/2023

Date of decision

11/12/2023

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

For the wording of Condition 25 to be amended to reflect the previous discharge, in line with the documents submitted with this application that were used previously to discharge the condition.

The proposed wording we would be seeking are as follows:

25) The development hereby approved shall be implemented in accordance with the details contained within the following: -Curtins Phase 1 Preliminary Risk Assessment (Ref: 077873-CUR-00-XX-RPGE-019 - VO1, Dated: 10 May 2021). E3P Phase II Geoenvironmental Site Assessment (Ref: 16-717-R1-1, Dated September 2023), E3P Ground Gas Addendum Report (Ref: 16-717-R2, Dated: November 2023), Remedial Strategy Report produced by IGE Consulting (Ref: 4260-01) dated October 2024, E-mail from John Southworth dated 20 December 2024 confirming the woodland area is not to be developed.

Please state why you wish to make this amendment

Condition 25 of the current S73 Decision Notice shows that the remediation strategy report titled Remedial Strategy Report produced by IGE Consulting (Ref: 4260-01, dated October 2024) is outstanding however, this has previously been discharged under CDN/24/1024 and is referenced in the Section 73 decision notice condition number 26. We require that the discharge of condition 25 is picked up in the decision notice.

Are you intending to substitute amended plans or drawings?

- ◯ Yes
- ⊘ No

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

Surname

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

Reference

Date (must be pre-application submission)

11/12/2020

Details of the pre-application advice received

Comments received from Jennifer Atkinson: As outlined, this site has previously been granted planning permission for 10 houses. I have no particular comment on your proposed layout other than to say the impact of the car parking needs to be minimised with good quality boundary treatment. I will get highways to have a look at the proposed house next to number 10 Duncombe Drive. The key issue is also its siting. It projects beyond the rear (or front) of the property and causes overshadowing on there garden. It should follow the building lines of this property.

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

Bernard Taylor Partnership Limited

Date

29/04/2025