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)

383772

Northing (y)

399263

Description

Land bounded by the Travelodge and surface level carparking to the north, further surface level carparking to the east, Manchester College to the south, and Bury New Road to the west in Manchester.

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

John Graham Construction Limited

Address

Address line 1

.

Address line 2

Address line 3

Town/City

.

County

Country

.

Postcode

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

Ms

First name

Eithne

Surname

FitzGerald

Company Name

Deloitte LLP

Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Salford

County

Country

United Kingdom

Postcode

M3 F7B

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?

- [x] Yes
- [ ] No
- [ ] Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Unit 3, Birchwood One Business Par

Address Line 2:
Dewhurst Road, Birchwood

Town/City:
Warrington

Postcode:
WA3 7GB

Date notice served:
10/03/2025

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Town Hall

Address Line 2:
PO Box 532

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served:
10/03/2025

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Ashton Old Road

Address Line 2:
Openshaw

Town/City:
Manchester

Postcode:
M11 2WH

Date notice served:
10/03/2025

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Erection of two buildings part 29, 25 and 20 storeys and 12 storeys to create a mixed-use development comprising 505 residential apartments (Use Class C3a) with commercial uses (Use Class E) provided at the ground floor level, together with public realm including courtyard pocket, cycle parking, accessible parking spaces, access arrangements, and other associated works.

Reference number

137941/FO/2023

Date of decision

12/03/2024

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
⊘ **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

Non-material amendment to Planning Permission 137941/FO/2023 to vary the approved layout plans to in relation to increase to the lift overrun; façade changes; and alternative layout for the accessible parking spaces and the removal of the layby on College Road

Please state why you wish to make this amendment

Please see cover 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 Appendix A of Cover Letter

New plan/drawing numbers

Please see Appendix A of Cover Letter

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?

- [x] The agent
- [ ] The applicant
- [ ] Other person

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

Date (must be pre-application submission)

04/06/2024

Details of the pre-application advice received

The proposed amendments were discussed with the Case Officer at Manchester City Council in a virtual meeting on 4 June 2024 where it was agreed that the amendments could be progressed via an NMA application under S.96a of the Town and Country Planning Act 1990.
A second meeting on 03 December 2024, the additional detail design changes including were presented, and it was agreed via email correspondence on 21 January 2025 that all changes could be progressed via an NMA.

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

Eithne FitzGerald

Date

10/03/2025