



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)

Northing (y)

385958

400153

Description

Land On The Corner Of Sedgeford Road And Queens Road, Manchester M40 8TQ

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Barnes

Company Name

Casey Group

Address

Address line 1

Rydings Road

Address line 2

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL12 9PS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Surname

John McCall Architects

Company Name

John McCall Architects

Address

Address line 1

John McCall Architects

Address line 2

No1 Arts Village

Address line 3

Henry Street

Town/City

Liverpool

County

Country

Postcode

L1 5BS

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?

- ☒ 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
☐ Not applicable

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Town Hall

Address Line 2:

Albert Square

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served:

17/02/2025

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Town Hall

Address Line 2:

Albert Square

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served:

17/02/2025

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Town Hall

Address Line 2:

Albert Square

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served:

17/02/2025

Description of Your Proposal

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

Erection of 8 no. two storey dwelling houses (Use Class C3a) with associated landscaping and boundary treatment together with the creation of car parking area and associated boundary treatment

Reference number

135789/FO/2022

Date of decision

08/12/2023

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
- ☒ **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

Removal of three trees from the rear gardens of the units

Please state why you wish to make this amendment

The trees need to be removed due to buildability issues. It is impossible to construct the houses without removing the trees as the excavations would undermine the roots and thus the trees will become unstable as noted by the engineer on the project (Find below)

To retain the trees in question, we would need to maintain the existing levels around the canopy extents, to not impact the root system. This would lift all the FFL substantially, requiring a heavy stepped approach from the front, in between plots, and underbuild requirements. This would be a severe restriction on the earthworks scheme as we need to reduce levels to the plots by over a metre for installation of working platforms and substructure brickwork.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

PL.003F Proposed Site Plan
PL.011C Proposed Boundary Treatments

New plan/drawing numbers

PL.003G Proposed Site Plan
PL.011D Proposed Boundary Treatments

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

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

John McCall

Date

17/02/2025