MANCHESTER CITY COUNCIL
Planning
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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

Suffix

Property Name

Land at

Address Line 1

Welcomb Street

Address Line 2

Openshaw

Address Line 3

Town/city

Manchester

Postcode

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

Easting (x)

387928

Northing (y)

397217

Description

The site consists of the former Manchester School of Building, Welcomb Street, Manchester, M11 2NJ

## Applicant Details

### Name/Company

Title

Mr

First name

Joe

Surname

Burnett

Company Name

NSJV Ltd

### Address

Address line 1

Centrix House

Address line 2

Crow Lane East

Address line 3

Town/City

Newton-le-Willows

County

Country

Postcode

WA12 9UY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

Mr

First name

Patrick

Surname

Stone

Company Name

Spawforths

### Address

Address line 1

Bradford Road

Address line 2

Junction 41 Business Court

Address line 3

East Ardsley

Town/City

Leeds

County

Country

United Kingdom

Postcode

WF3 2AB

## Contact Details

Primary number

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

Secondary number

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

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 4no. two storey industrial buildings (Classes E(g)(ii)(iii), B2 and B8) following the demolition of existing buildings together with associated service yards, car parking, electric vehicle charging points, amended site access, refuse storage facilities, substations, boundary treatments, landscaping, and associated works and infrastructure.

Reference number

139997/FO/2024

Date of decision

25/11/2024

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

Application seeking non-material amendment to Unit 1 through the alteration of office entrance door and window type on the front (east facing) elevation, and Unit 2 through the reshaping of the building, with minor increase in depth and minor decrease in width, along with re-alignment of associated parking areas serving both units

Please state why you wish to make this amendment

Please see covering letter

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Site Plan - Ref.12481-AEW-XX-XX-DR-0503-P17
Unit 1 Proposed Elevations - Ref.12481-AEW-B1-00-DR-A-0601-P02
Unit 1 Proposed Floor Plan - Ref.12481-AEW-B1-XX-DR-A-0602-P02
Unit 1 Proposed Sections - Ref.12481-AEW-B1-XX-DR-A-0603-P02
Unit 2 Proposed Elevations - Ref.12481-AEW-B2-XX-DR-A-0622-P02
Unit 2 Proposed Floor Plan - Ref.12481-AEW-B2-00-DR-A-0621-P02
Unit 2 Proposed Roof Plan - Ref.12481-AEW-B2-RF-DR-A-0624-P02
Unit 2 Proposed Sections - Ref.12481-AEW-B2-XX-DR-A-0623-P02
Proposed External Works - Ref.12481-AEW-XX-XX-DR-0504-P13

New plan/drawing numbers

Location Plan - Ref.12481-AEW-XX-XX-DR-0501-S4-P06
Amended Proposed Site Plan - Ref.12481-AEW-XX-XX-DR-0503-S4-P19
Amended Unit 1 Proposed Elevations - Ref.12481-AEW-B1-00-DR-A-0601-S4-P03
Amended Unit 1 Proposed Floor Plan - Ref.12481-AEW-B1-XX-DR-A-0602-S4-P03
Amended Unit 1 Proposed Sections - Ref.12481-AEW-B1-XX-DR-A-0603-S4-P03
Amended Unit 2 Proposed Elevations - Ref.12481-AEW-B2-XX-DR-A-0622-S4-P03
Amended Unit 2 Proposed Floor Plan - Ref.12481-AEW-B2-00-DR-A-0621-S4-P04
Amended Unit 2 Proposed Roof Plan - Ref.12481-AEW-B2-RF-DR-A-0624-S4-P03
Amended Unit 2 Proposed Sections - Ref.12481-AEW-B2-XX-DR-A-0623-S4-P03
Amended Proposed External Works - Ref.12481-AEW-XX-XX-DR-0504-S4-P15
Site Plan Comparison - Ref.12481-AEW-XX-XX-DR-0520-S4-P01

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] 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?

- [ ] Yes
- [x] 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
- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Kate Goodwin

Date

17/03/2025