



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)

Description

The site is located in Harpurhey, north Manchester. The L-shaped, 0.57-hectare site is bound by Parkmount Road to the north, Rochdale Road to the west, and Shepherd Street to the south. Existing residential development accessed via Clayhill Walk bounds the site to the east. To the southeast, part of the site lies adjacent to Hemsley Street South.

Applicant Details

Name/Company

Title

Mr

First name

Liam

Surname

Charnock

Company Name

John Southworth Builders Ltd

Address

Address line 1

Ravensfield Industrial Estate

Address line 2

Charles St,

Address line 3

Town/City

Dukinfield

County

Greater Manchester

Country

United Kingdom

Postcode

SK16 4SD

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

Miss

First name

Kyra

Surname

Jennings

Company Name

AEW Architects

Address

Address line 1

AEW Architects,

Address line 2

Trinity Court

Address line 3

16 John Dalton Street

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M2 6HY

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

Description of Your Proposal

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

Erection of 24 dwellinghouses (Class C3) with associated parking, landscaping, access and boundary treatment.

Reference number

137462/FO/2023

Date of decision

22/09/2023

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

- Protruding horizontal brick detailing reduced in certain areas to allow for a continuous cavity sock
- Vertical brick details are now flush with primary brick wall for the continuity of the cavity socks in these areas.
- Rooflights removed.
- Awnings removed
- Updated valley gutters to blocks 1-3
- Bedroom window type on West elevation matches East elevation window
- Boundary wall facing pedestrian path is now 900mm masonry wall with brick soldier course

Please state why you wish to make this amendment

- Protruding horizontal brick detailing reduced in certain areas to allow for a continuous cavity sock (fire safety reasons)
- Vertical brick details are now flush with primary brick wall to reduce complexity of cavity socks in these areas.
- Rooflights removed to comply with Part B fire safety
- Awnings removed as installation of them clashed with M&E services
- Updated valley gutters to blocks 1-3 to suit contractor's supplier's details
- Bedroom window type on West elevation matches East elevation window to allow residents to open the windows for natural ventilation
- Boundary wall facing pedestrian path is now 900mm masonry wall with brick soldier course to simplify construction and provide a more robust boundary
- Boundary Treatment attached to show clarification on condition 16

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

12191-AEW-XX-XX-DR-A-0505-S2-P01-Proposed Street Elevations

12191-AEW-XX-XX-DR-A-0512-S2-P03-House Type 3 - 1B1P

12191-AEW-XX-XX-DR-A-0511-S2-P03-House Type 2 - 3B5P

12191-AEW-XX-XX-DR-A-0510-S2-P03-House Type 1 - 4B7P

12191-AEW-XX-XX-DR-A-0504-S2-P02-Proposed - Site Layout - Boundary Treatments

12191-AEW-XX-XX-DR-A-0503-S2-P05-Proposed Site Layout - Presentation

New plan/drawing numbers

Block 1A:

12191-AEW-1A-XX-DR-A-2000-S2-P012-Block 1A - Ground & First Floor GA

12191-AEW-1A-XX-DR-A-2001-S2-P012-Block 1A - Second & Roof GA

12191-AEW-1A-XX-DR-A-3000-S2-P012-Block 1A - Proposed Elevations - Sheet 1 of 2

12191-AEW-1A-XX-DR-A-3001-S2-P09-Block 1A - Proposed Elevations - Sheet 2 of 2

Block 1B:

12191-AEW-1B-XX-DR-A-2000-S2-P013-Block 1B - Ground & First GA

12191-AEW-1B-XX-DR-A-2001-S2-P013-Block 1B - Second & Roof GA

12191-AEW-1B-XX-DR-A-3000-S2-P013-Block 1B - Proposed Elevation - Sheet 1 of 2

12191-AEW-1B-XX-DR-A-3001-S2-P10-Block 1B - Proposed Elevations - Sheet 2 of 2

Block 02:

12191-AEW-02-XX-DR-A-2000-S2-P011-Block 02 - Ground & First Floor GA

12191-AEW-02-XX-DR-A-2001-S2-P011-Block 02 - Second & Roof GA

12191-AEW-02-XX-DR-A-3000-S2-P012-Block 02 - Proposed Elevations - Sheet 1 of 2

12191-AEW-02-XX-DR-A-3001-S2-P09-Block 02 - Proposed Elevations - Sheet 2 of 2

Block 03:

12191-AEW-03-XX-DR-A-2000-S2-P011-Block 03 - Ground & First Floor GA

12191-AEW-03-XX-DR-A-2001-S2-P011-Block 03 - Second & Roof GA

12191-AEW-B3-XX-DR-A-3000-S2-P011-Block 03 - Proposed Elevations - Sheet 1 of 2

12191-AEW-03-XX-DR-A-3001-S2-P09-Block 03 - Proposed Elevations - Sheet 2 of 2

Block 04:

12191-AEW-04-XX-DR-A-2000-S0-P010-Block 04 - Ground & First GA

12191-AEW-04-RF-DR-A-2001-S2-P09-Block 04 - Roof Plan

12191-AEW-04-XX-DR-A-3000-S2-P15-Block 04 - Proposed Elevations - Sheet 1 of 2

12191-AEW-04-XX-DR-A-3001-S2-P12-Block 04 - Proposed Elevations - Sheet 2 of 2

Site Plans:

12191-AEW-XX-XX-DR-A-0503-P21- Proposed Site Layout – Presentation

12191-AEW-XX-XX-DR-A-0504-P10- Proposed Site Layout - Boundary Treatment

12191-AEW-XX-XX-DR-A-0505-P06-Proposed - Street Elevations

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

13/10/2022

Details of the pre-application advice received

Extensive pre-app discussions have taken place with the Local Planning Authority and other departments in MCC. The last meeting was held on 13 October 2022 with managers in Planning and Strategic Housing at MCC. They responded that it was a good scheme and planners were happy to advise on design to ensure it continues to meet local policy. In addition, the Residential Growth Panel (made up of a number of departments within MCC) had approved the housing scheme at Parkmount Road/Princedom Street in October 2021.

Local Ward Councillors have also been consulted via MCC Housing Strategy and have expressed their robust support for the scheme which brings much needed affordable housing to the area.

In November 2022 the Executive Committee of MCC expressed their strong support for the P500 project which includes Parkmount Road/Princedom Street. This detailed Phase 1 of the P500 which identified 378 homes on over 27 sites predominately in the North and East of the city. [Report to the Executive (manchester.gov.uk).

Both reports provide delegated authority to enable the disposal of the sites to the Registered Providers who are part of the P500.

Manchester City Council has an established Programme Board for P500 which is led by MCC with full engagement by participating RPs. This enables all partners to be sighted on progress, agree actions and provides a forum to escalate any concerns or slippage on delivery. It is also a place that enables the sharing of common practices.

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

- AEW Architects

Date

28/02/2025