

**Planning**

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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)

388004

400657

Description

Land bounded by Oldham Road (A62), Old Church Street, the Lidl foodstore and Newton Street in Newton Heath, Manchester.

Applicant Details

Name/Company

Title

Mr

First name

D

Surname

Winsor

Company Name

One Manchester

Address

Address line 1

Lovell House

Address line 2

6 Archway

Address line 3

Hulme

Town/City

Manchester

County

Country

United Kingdom

Postcode

M15 5RN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Leaver

Company Name

tp bennett

Address

Address line 1

Unit 2B Royal Mills

Address line 2

17 Redhill Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M4 5BA

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 a 3 and 6 storey buildings to form 81 residential apartments (Use Class C3a) and erection of 28, two storey dwellinghouses (Use Class C3a), including green spaces, landscaping, boundary treatment, access arrangements, parking and other associated works.

Reference number

138730/FO/2023

Date of decision

20/12/2024

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

Summary of Changes Requested

- Updated site levels (generally lowered to follow the existing topography) to tie into the existing road level on Dulverton Street.
- Finished floor level (FFL) in affected dwellings lowered to tie into updated site levels.
- Steps introduced between semi-detached and terraced houses to follow the updated site levels (note this isn't steps into houses at main entrances, all thresholds are level). Where possible, roofs across blocks of houses don't step, only the window levels step.
- Boundary treatments amended to incorporate retaining walls where required.

Please also refer to document T8170OT000111

Please state why you wish to make this amendment

In order to enable the proposed access road through the site to tie into existing levels on former Dulverton Street rather than making amendments to existing levels on Dulverton Street. As a result, the topography on which the dwellings are constructed remains slightly more of a gradient than originally proposed therefore some level changes between plots have to be introduced.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

T8170D0040I4	Proposed Boundary Treatment Plan
T8170D0041I3	Proposed Waste Management Strategy
T8170D0042I4	Indicative External Architectural Lighting Plan
T8170D0043I4	Indicative Electric Vehicle Charging Point Plan
T8170D2151I4	Building 2 Proposed Elevations
T8170D2251I4	Building 2 Proposed Floor Plans
T8170D3151I2	Building 3 Proposed Elevations
T8170D4151I4	Building 4 Proposed Elevations
T8170D5151I4	Building 5 Proposed Elevations
T8170D5251I4	Building 5 Proposed Floor Plans
T8170D6251I2	Building 6 Proposed Plans & Elevations
T8170D6252I2	Building 6 House Type 2 Typical Plans & Elevations
T8170D0020I2	Proposed Site Plan
T8170D0030I5	Proposed Site Roof Plan
T8170D0051I4	Site Sections & Elevations Sheet 1
T8170D0052I4	Site Sections & Elevations Sheet 2
T8170D0053I4	Site Sections & Elevations Sheet 3

New plan/drawing numbers

T8170D0040I5	Proposed Boundary Treatment Plan
T8170D0041I4	Proposed Waste Management Strategy
T8170D0042I5	Indicative External Architectural Lighting Plan
T8170D0043I5	Indicative Electric Vehicle Charging Point Plan
T8170D2151I5	Building 2 Proposed Elevations
T8170D2251I5	Building 2 Proposed Floor Plans
T8170D3151I3	Building 3 Proposed Elevations
T8170D4151I5	Building 4 Proposed Elevations
T8170D5151I5	Building 5 Proposed Elevations
T8170D5251I5	Building 5 Proposed Floor Plans
T8170D6251I3	Building 6 Proposed Plans & Elevations
T8170D6252I3	Building 6 House Type 2 Typical Plans & Elevations
T8170D0020I3	Proposed Site Plan
T8170D0030I6	Proposed Site Roof Plan
T8170D0051I5	Site Sections & Elevations Sheet 1
T8170D0052I5	Site Sections & Elevations Sheet 2
T8170D0053I5	Site Sections & Elevations Sheet 3

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

Reference

Date (must be pre-application submission)

03/12/2024

Details of the pre-application advice received

The architect, planning consultant and client presented the amendments over a series of meetings to explain the reasons why the changes are to be made and the impact on design. Advice received was that proposals are acceptable in terms of design however, a Non-Material Amendment application must be made in order to seek approval for the proposed amendments.

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

Andrew Leaver

Date

10/01/2025