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

Hammerstone Road Depot

Address Line 1

Hammerstone Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M18 8EQ

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

Easting (x)

388100

Northing (y)

396836

Description

Applicant Details

Name/Company

Title

First name

Anna

Surname

Lucas

Company Name

Manchester City Council

Address

Address line 1

Major Projects, Capital Programmes, Corporate Core Directive

Address line 2

PO Box 532

Address line 3

Town Hall

Town/City

Manchester

County

Country

Postcode

M60 2LA

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

Andrew

Surname

Thompson

Company Name

Fletcher-Rae

Address

Address line 1

Level 12

Address line 2

Tower 12

Address line 3

18-22 Bridge Street

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 3BZ

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?

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

Description of Your Proposal

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

Variation of conditions 2 (specified plans), 7 (car parking), 8 (EV charging points), 11 (materials), 15 (external lighting), 18 (waste management) and 23 (landscaping) attached to planning permission referenced 130127/VO/2021 to enable the reconfiguration of the parking layout, together with revisions to lighting, landscaping and waste management arrangements, following the removal of the Gritter Garage and Salt Barn from the approved scheme . Elevational alterations to the existing former loco shed are proposed

Reference number

137572/JO/2023

Date of decision

05/10/2023

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
- [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

Amend the wording of Condition 22 to reflect the developed hard & soft landscaping proposals developed by Curtins & AJM Landscaping and the previously proposed works to the Memorial Garden are no longer being undertaken.

Please state why you wish to make this amendment

The current wording of Condition 22 is restricted to the Fletcher Rae drawings listed however these have been superseded by the developed proposals by Curtins & AJM Landscaping.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

HRD-FRA-00-XX-DR-A-90-0210 rev. C03 Proposed Site External Works Plan
HRD-FRA-00-XX-DR-A-90-0320-P2 Proposed Memorial Garden Plan

New plan/drawing numbers

HRD-AJM-00-XX-DR-L-5211_P04_SoftLandscapeLayout 01
HRD-AJM-00-XX-DR-L-5212_P03_SoftLandscapeLayout 02
HRD-AJM-00-XX-DR-L-5811_P03_SoftLandscapeDetails
HRD-CUR-XX-00-DR-C-94-700_C03 EXTERNAL SURFACES
HRD-CUR-XX-00-DR-C-94-701_C02 EXTERNAL SURFACES

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?

- [ ] Yes
- [x] No

Authority Employee/Member

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 Thompson

Date

27/02/2025