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

Ancoats Mobility Hub

Address Line 1

Poland Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 6BR

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

Easting (x)

385168

Northing (y)

398900

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Avery

Company Name

Address

Address line 1

Town Hall Extension

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M60 2LA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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

Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures

Reference number

130627/FO/2021

Date of decision

30/07/2021

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

Condition 34(a) of the approved Ancoats Mobility Hub scheme (Ref: 130627/FO/2021) states that 'Prior to the first use of the Mobility hub, the 20 car club spaces and 10 car share spaces shall be implemented, made available and retained in situ for as long as the development remains in use.'

We are seeking to amend the number of spaces allocated for the car club from 20 to 2. We are also seeking that the 10 car share spaces are not specifically defined spaces and that any of the spaces contained within the Ancoats Mobility Hub can be used for car share purposes.

Please state why you wish to make this amendment

Regarding the 20 car club spaces

Having discussed the potential to accommodate up to 20 car club vehicles with car club operators it has become clear that the demand for 20 car club vehicles will not exist upon the opening of the car park.

In order to ensure a car club provision is provided upon opening, it is proposed that 2 car club vehicles will be made available for hire. Whilst this is a reduction in the previously approved amount, a revised strategy will be implemented to ensure that the demand for car club vehicles is monitored and increased incrementally as and when new residential developments in the locality are built and the demand for car club use increases.

The below strategy will be implemented and will be incorporated into the annual Travel Plan monitoring and reporting process
» Annual review of car club bay usage / performance - reported as part of the annual Travel Plan review;
» Siting of car club bays in a visible ground floor location to advertise and maximise usage;
» Marketing of the car club offer within the mobility hub on display boards / digital screens to encourage use; and
» Designation of a further 18 car club bays to be converted as and when demand for new car club bays are required. The 18 bays will take precedent over commuter / residential parking.

The above strategy will be focused on encouraging users to join the car club and reduce the reliance on car ownership.

Taking the above into account the Mobility Hub operator will continue to drive the use of car club scheme as a viable alternative to private car ownership and through the monitoring of the existing car club demand, the offer will continue to grow as new residential developments are occupied.

Regarding the 10 car share spaces

Having discussed the operation of peer to peer car share it has become evident that the designation of car share bays within the mobility hub will not be required. The car share platform operates on a third=party platform and as such can be utilised by all Mobility Hub users with access to a private car. This will allow residents in the locality to hire cars that are parked within the Mobility Hub on a longer-term basis and reduce the wider requirement for car ownership.

Again, the use of the peer to peer car share will be encouraged and there will be no limit on peer to peer car share usage within the Mobility Hub.

The use of car share will be monitored as part of the annual travel plan process.

It is therefore proposed that the requirement to designate ' car share bays will not be required, with all residential / leased parking bays able to utilise car share platforms. Based on the above it is requested that the requirement for the designation of ' car share bays is removed from planning condition 34(a) as part of this application.

Are you intending to substitute amended plans or drawings?

◯ Yes
⊘ No

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?

- [ ] The agent
- [x] 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?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

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

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

Stuart Avery

Date

28/02/2025