MANCHESTER CITY COUNCIL

Planning
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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: 2

Suffix:

Property Name: The Castings

Address Line 1: 2 Heyrod Street

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M1 2WW

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

Easting (x): 385260

Northing (y): 398044

Description:

Land at 2 Heyrod Street, Plot D, Portugal Street East Strategic Regeneration Framework Area

Applicant Details

Name/Company

Title

First name

Zhi Yang

Surname

Lim

Company Name

CDL HBT Investments (I) Property Limited

Address

Address line 1

1 Bartholomew Lane

Address line 2

London

Address line 3

Town/City

County

Country

Postcode

EC2N 2AX

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

First name

Melissa

Surname

Lee

Company Name

Turley

Address

Address line 1

5th Floor

Address line 2

Transmission

Address line 3

6 Atherton Street

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 4HD

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?

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

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
2 Piccadilly Place

Address Line 2:

Town/City:
Manchester

Postcode:
M1 3BG

Date notice served:
09/09/2024

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Town Hall

Address Line 2:
PO Box 488

Town/City:
Manchester

Postcode:
M60 2JT

Date notice served:
09/09/2024

Description of Your Proposal

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

Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m2) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings

Reference number

127317/FO/2020

Date of decision

09/02/2021

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
⊘ **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

Please see the enclosed covering letter

Please state why you wish to make this amendment

Please see the enclosed covering letter

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

Please see the enclosed covering letter

New plan/drawing numbers

Please see the enclosed covering letter

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

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

Surname

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

Reference

Date (must be pre-application submission)

22/08/2024

Details of the pre-application advice received

Principle of the 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

Melissa Wing Tung Lee

Date

09/09/2024