MANCHESTER CITY COUNCIL

Planning
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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

Land Between Simister Street And Jonas Street

Address Line 1

Princedom Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M9 4JL

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

Easting (x)

386430

Northing (y)

401691

Description

Applicant Details

Name/Company

Title

Mr

First name

Steven

Surname

Brown

Company Name

John Southworth

Address

Address line 1

Ravensfield Industrial Estate,

Address line 2

Dukinfield

Address line 3

Town/City

County

Country

Postcode

SK16 4SD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Daniel

Surname

Tomlinson

Company Name

GWP Architecture

Address

Address line 1

1 Lidgett Lane

Address line 2

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS8 1PQ

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 22 x 2 storey houses (Class C3) with associated car parking, landscaping and boundary treatment on land to the North and South of Princedom Street.

Reference number

137764/FO/2023

Date of decision

19/12/2023

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

1. Removal of the recessed gutter detail to facades and assocated roof
2. Amendments south / south-east of the site and introduction of a service way leave / access 'strip'
3. Small changes to building footprints
4. General changes to bin store locations and associated access

Please state why you wish to make this amendment

1. Follwing a detailed design review to achieve the Passivhaus standard and as such to reduce thermal bridging and maintain the quantum of insulation at the eaves detail, additionally general maintenance concerns

2. Following dialogue with utilities providers and to provide maintenance access for the electricity main located here

3. Following detailed design plots are now set out with correct wall thicknesses and to masonry dimensions

4. Following following waste management review

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

GENERAL_ARRANGEMENT_PLAN-2313944
GROUND_FLOOR_SITE_PLAN-2313925
HOUSE_TYPE_NORTH_FACING_-_3B4P-2313928
SOUTH_FACING_HOUSE_TYPE_-_3B4P-2313930
PLANTING_PLAN-2313945
SITE_LAYOUT_-_BOUNDARY_TREATMENTS-2313924
SITE_LAYOUT_-_PRESENTATION-2313923
STREET_ELEVATIONS-2313926
WASTE_MANAGEMENT_STRATEGY__EV_CHARGING_AND_ASHP-2313927

New plan/drawing numbers

(515)2421-GWP-00-00-D-A-(00)-0004_General Arrangement Plan-P02
(515)2421-GWP-00-00-D-A-(00)-0010_Contextual Street Elevations-P02
(515)2421-GWP-00-00-D-A-(00)-0025_North Facing House Type Architectural Drawing-P03
(515)2421-GWP-00-00-D-A-(00)-0026_South Facing House Type Architectural Drawing-P03
(515)2421-GWP-01-00-D-A-(00)-0003_Proposed Site Plan-P05
(515)2421-GWP-01-ZZ-D-A-(90)-0005_Proposed Waste Management Strategy-P02
(515)2421-GWP-01-ZZ-D-A-(90)-0010_Proposed Boundary Treatments-P02

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

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
- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Daniel Tomlinson

Date

30/10/2024