MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 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

Address Line 1

Land bound by Gould Street, Williamson Street, Bromley Street and Bilbrook Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 4DD

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

Easting (x)

384662

Northing (y)

399316

Description

Former gasworks, now occupied by surface car parking

Applicant Details

Name/Company

Title

First name

Eliot

Surname

Baker

Company Name

Southvalley Estates Limited

Address

Address line 1

Universal Square

Address line 2

Devonshire Street North

Address line 3

Town/City

Manchester

County

Country

Postcode

M12 6JH

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 9 buildings ranging from 8 to 34 storeys in height to form 1202 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (192 sqm) together with associated car parking, new vehicular and pedestrian access, public realm, landscaping and other associated works following demolition of existing structures and buildings

Reference number

128248/FO/2020

Date of decision

12/12/2023

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

Addition of a new staircase enclosure to the roof level of Blocks A & B (Phase 1)

Please state why you wish to make this amendment

To comply with the new Building Safety Act requirements in order to provide a secondary means of escape from level 7, which have been introduced since the original application was submitted in 2020.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

GDS-AHR-P1-00-DR-A-PL-001 Level 0 GA Plan; GDS-AHR-P1-01-DR-A-PL-002 Level 1 GA Plan; GDS-AHR-P1-02-DR-A-PL-003 Level 2 GA Plan; GDS-AHR-P1-ZZ-DR-A-PL-004 Level 3 - 6 GA Plan; GDS-AHR-P1-07-DR-A-PL-005 Level 7 GA Plan; GDS-AHR-P1-ZZ-DR-A-PL-006 REV 2 Roof Level GA Plan; GDS-AHR-P1-XX-DR-A-20-101 REV 3 Elevation - Sheet 1; GDS-AHR-P1-XX-DR-A-20-102 REV 3 Elevation - Sheet 2; GDS-AHR-P1-XX-DR-A-20-103 REV 3 Elevation - Sheet 3; GDS-AHR-P1-XX-DR-A-20-104 REV 3 Elevation - Sheet 4.

New plan/drawing numbers

GDS-AHR-P1-00-DR-A-20002-Level 0 GA Plan; GDS-AHR-P1-01-DR-A-20002-Level 1 GA Plan; GDS-AHR-P1-02-DR-A-20002-Level 2 GA Plan; GDS-AHR-P1-03-DR-A-20002-Level 3 GA; GDS-AHR-P1-04-DR-A-20002-Level 4 GA Plan; GDS-AHR-P1-05-DR-A-20002-Level 5 GA Plan; GDS-AHR-P1-06-DR-A-20002-Level 6 GA Plan; GDS-AHR-P1-07-DR-A-20002-Level 7 GA Plan; GDS-AHR-P1-RF-DR-A-20002-Roof Level GA Plan; GDS-AHR-P1-ZZ-DR-A-20108-GA Elevations - Sheet 1; GDS-AHR-P1-ZZ-DR-A-20109-GA Elevations - Sheet 2; GDS-AHR-P1-ZZ-DR-A-20110-GA Elevations - Sheet 3; GDS-AHR-P1-ZZ-DR-A-20111-GA Elevations - Sheet 4.

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?

- [x] 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)

18/03/2024

Details of the pre-application advice received

E-mail confirmation that the proposals sought were a non-material amendment to the approved application.

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

Robbie Wilson

Date

18/04/2024