

**Planning**

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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

34

Suffix

Property Name

Address Line 1

Benchill Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M22 8LF

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

Easting (x)

382603

Northing (y)

388394

Description

Applicant Details

Name/Company

Title

Helen

First name

Surname

Milne

Company Name

Wythenshawe Community Housing Group

Address

Address line 1

Wythenshawe House

Address line 2

8 Poundswick Lane

Address line 3

Wythenshawe

Town/City

Manchester

County

Manchester

Country

Postcode

M22 9TA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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?

- ☒ 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
- ☒ Not applicable

Description of Your Proposal

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

Demolition of existing The Enterprise Centre office building and associated outbuilding and proposal to build 23Nr dwellings of mixed house types and tenancy (social housing and shared ownership)

Reference number

137919/FO/2023

Date of decision

05/12/2023

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
- ☒ **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

The inclusion of an additional two parking spaces for 13 and 14 Benchill Avenue's use.

Flipping the location of the Driveway for Plot 2 to the other side of the garden.

Altering proposed footpaths.

Alteration of Window Mullions to allow for Windows to match Escape Windows standards set by Part B of the Dwellings.

Please state why you wish to make this amendment

It was not made aware during the planning process however 14 Benchill Avenue has had access to garden via mounting the kerb with Vehicles. To allow the occupants of 13 and 14 to retain vehicular access, two additional parking spaces are provided on our site.

The driveway for Plot 2 has been adjusted, as the current driveway exits onto a BT box, rather than requiring the moving of the BT box, we have adjusted our driveway to avoid it.

The footpaths have been adjusted to more accurately match the existing footpaths as well as the S278 adjustments that we are proposing to make.

The current proposed windows for the dwellings do not comply with Part B requirements to be classified as Escape Windows. The changes to the mullions, will allow for a greater size of exit without altering the sizing of the window.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

PROPOSED_SITE_PLAN-2332889

8933-MDA-ST-XX-DR-A-903 Rev G - Proposed Boundry Treatment

BROOKLYN DESIGN LAN281591-Brooklyn

HOUSE_TYPE_2B4P_ELEVATIONS-2332868

HOUSE_TYPE 3B5P_A_ELEVATIONS-2332872

HOUSE_TYPE 3B5P_B_ELEVATIONS-2332876

HOUSE_TYPE_4B8P_M4_2_ELEVATIONS-2332880

APARTMENT_BLOCK_2B4P_ELEVATIONS-2332884

New plan/drawing numbers

8933-MDA-ST-XX-DR-A-902 Rev J - Proposed Site Plan

8933-MDA-ST-XX-DR-A-903 Rev H - Proposed Boundry Treatment

8933-MDA-ST-XX-DR-A-910 - Proposed Landscape Plan

9031-MDA-2B4P-XX-DR-A-220-C04-Proposed Elevations - HT 2B4P

9031-MDA-3B5P(a)-XX-DR-A-230-C05-Proposed Elevations - HT 3B5P(a)

9031-MDA-3B5P(b)-XX-DR-A-240-C04-Proposed Elevations - HT 3B5P(b)

9031-MDA-4B8P(a)-XX-DR-A-260-C05-Proposed Elevations - HT 4B8P(a)

9031-MDA-AB-XX-DR-A-200-C04-Proposed Elevations Front-Rear - AB

9031-MDA-AB-XX-DR-A-201-C02-Proposed Side Elevations - AB

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

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

MDA General

Date

25/07/2024