

**Planning**

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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

4

Suffix

B

Property Name

Address Line 1

Albany Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M21 0AW

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

Easting (x)

381776

Northing (y)

394275

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Name of person notified:

***** REDACTED *****

House name:

Number:

3

Suffix:

Address line 1:

Richmond Green

Address Line 2:

Bramhall

Town/City:

Stockport

Postcode:

SK7 2GA

Date notice served:

14/02/2024

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Growth & Neighbourhoods Directorate, Manchester City Council

Address Line 2:

5th Floor Bridgewater House, Whitworth Street

Town/City:

Manchester

Postcode:

M1 6LT

Date notice served:

14/02/2024

Name of person notified:

***** REDACTED *****

House name:

Number:

13

Suffix:

Address line 1:

Oakfield Close

Address Line 2:

Bramhall

Town/City:

Stockport

Postcode:

SK7 1JE

Date notice served:

14/02/2024

Description of Your Proposal

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

Erection of a 4 storey building to form 40 no. residential apartments, together with cycle and car parking, bin store, landscaping, and boundary treatments following demolition of existing buildings.

Reference number

136878/FO/2023

Date of decision

23/10/2023

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

Non-material amendment to the wording of condition 33 (Scheme for provision of affordable housing).

Please state why you wish to make this amendment

To ensure that the revised wording meets the requirements of Homes England to enable grant funding to be released and the 40 no. affordable homes can be delivered. Refer to Covering Letter for further details including proposed revised wording of Condition 33.

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?

- ☒ 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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

13/02/2024

Details of the pre-application advice received

Southway Housing Trust has held discussions with Rob Griffin to explain the reasoning behind the need for the non-material variation to the Affordable Housing condition. Mr Griffin has also had discussions with Homes England in that regard. There is no disagreement that the condition is required, but the precise wording is required to be revised to ensure that the mechanism to deliver the affordable housing meets the requirements of Homes England and the grant funding required to deliver the affordable homes can be released.

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

Marc Hourigan

Date

15/02/2024