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

32-34

Address Line 1

Laystall Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 2JZ

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

Easting (x)

384970

Northing (y)

398281

Description

Applicant Details

Name/Company

Title

First name

Surname

Taylor

Company Name

Great Places

Address

Address line 1

2A Derwent Ave

Address line 2

East Didsbury

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 7QS

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

Mr

First name

Nick

Surname

Berry

Company Name

OMI Architects

Address

Address line 1

Omi Architects

Address line 2

31 Blackfriars Road

Address line 3

Town/City

SALFORD

County

Country

Postcode

M3 7AQ

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 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking

Reference number

128911/FO/2020

Date of decision

02/02/2022

What was the original application type?

Full planning & listed building consent

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

Amendment to the wording of condition 49:

Current wording of Condition 49:
NEW BUILD - Notwithstanding the details contained within condition 2 above , prior to the occupation of the residential element (Phase 1) of the development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:
Footway reinstatement/resurfacing/widening/materials/dropped kerbs and tactiles, relocation of any parking bays (at the applicants expense) or payment of commuted sums and the provision of an accessible car club bay
The approved scheme shall be implemented and be in place prior to the first occupation.

Proposed amended wording of Condition 49:
NEW BUILD - Notwithstanding the details contained within condition 2 above , prior to the occupation of the residential element (Phase 1) of the development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:
Footway reinstatement/resurfacing/widening/materials/dropped kerbs and tactiles, relocation of any parking bays (at the applicants expense) or payment of commuted sums and the provision of an accessible car club bay
The approved scheme shall be implemented and be in place prior to the first occupation, with the exception of the accessible car club bay which is to be installed within 12 months of occupation.

Please state why you wish to make this amendment

As part of the condition wording a car club bay is required to be provided and space for the bay on Laystall Street has been agreed with MCC Highways. However the agreed bay is currently subject to a temporary stopping up order (TTRO) and is not due to be released prior to occupation. An alternative location close enough to site cannot be identified.

This means that while the highways works agreed through the S278 process generally can be complete prior to occupation, the car club bay cannot be in place until around 12 months after completion when the TTRO has been lifted.

We therefore request an amendment to the wording of condition 49 as set out above.

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?

- [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)

12/07/2024

Details of the pre-application advice received

Amendment to condition 49 wording agreed in principle, asked to submit a Section 96 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
- [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.

☑ I / We agree to the outlined declaration

Signed

Nick Berry

Date

09/08/2024