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

Yew Tree Manor

Address Line 1

Yewtree Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M23 0EA

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

Easting (x)

382133

Northing (y)

390591

Description

Applicant Details

Name/Company

Title

Mr

First name

Craig

Surname

Collishaw

Company Name

LNC Property Developments Ltd

Address

Address line 1

Unit 2, Lindricks Way

Address line 2

Barlborough

Address line 3

Town/City

Chesterfield

County

Derbyshire

Country

United Kingdom

Postcode

S43 4XE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Alex

Surname

Webster-Brown

Company Name

Jackson Design Associates

Address

Address line 1

Latimer House

Address line 2

Latimer Way

Address line 3

Sherwood Energy Village

Town/City

Ollerton

County

Country

United Kingdom

Postcode

NG22 9QW

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 a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building.

Reference number

136127/JO/2023

Date of decision

24/11/2023

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

Through the development of the technical design process, it has become apparent that certain minor changes in design need to occur to ensure a fully compliant design is made in respect to the current Building Regulations. These are broken down into 4No. items as described below.

Item 1- Rearrangement of stair core 02 to allow for compliant fire escape distances.
Item 2- Minor adjustments to the position of bedroom windows following the updates to stair core 02.
Item 3- Doors and windows on east elevation rearranged following the updates to stair core 02 and to avoid previous clash in design.
Item 4- Flat roof above external second floor terrace on west elevation adjusted slightly.

Please state why you wish to make this amendment

Item 1- This change is deemed required to allow for the escape distances on the upper floors to be compliant with fire escape distances stated within the Building Regulations Approved Document B2.

Item 2- Due to moving stair core 02, partition walls of bedrooms 16-19 south of the stair lobby have been equally spaced and the bedroom windows have been updated in elevation to provide an equally set out harmonious design.

Item 3- A door and window appears to have been incorrectly placed in the currently approved scheme on east elevation where the staircase was originally situated. This has been updated along with windows on the upper levels to the stair landings rearranged to amalgamate with the revised stair core layout.

Item 4- The previous layout of the roof is inappropriate in terms of design and safety for the proposed residents, specifically elderly and dementia care residents. The minor update to the eaves of the flat roof omits this safety concern and provides an improved design to this area.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Ground floor plan reference L0206-111 Rev A
First floor plan reference L0206-112 Rev A
Second floor plan reference L0206-113 Rev A
Proposed elevations Sheet 1 reference L0206-120 Rev A
Proposed elevations Sheet 2 reference L0206-121 Rev A
Proposed elevations Sheet 3 reference L0206-122 Rev A

New plan/drawing numbers

23-2516(22)001-C05-Ground Floor and Basement GA Floor Layouts
23-2516(22)002-C03-First Floor GA Floor Layout
23-2516(22)003-C03-Second Floor GA Floor Layout
23-2516(21)001-C02-Proposed GA Elevations (Colour) Sheet 1 of 2
23-2516(21)002-C04-Proposed GA Elevations (Colour) Sheet 2 of 2

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

Luke Hunter

Date

16/04/2024