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 at Sunbank Lane

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

WA15 8XN

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

Easting (x)

380204

Northing (y)

384732

Description

Land to north of Sunbank Lane and east of Keepers Cottage - adjacent to Plot 1 of Icon Development.

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Nichols

Company Name

THG Icon CP Propco Limited

Address

Address line 1

c/o Agent

Address line 2

Address line 3

Town/City

Manchester

County

Country

c/o Agent

Postcode

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

Ms

First name

Katie

Surname

Daniels

Company Name

Euan Kellie Property Solutions

Address

Address line 1

Neo

Address line 2

9 Charlotte Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 4ET

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?

- [x] Yes
- [ ] No
- [ ] Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:
Growth & Development Team

Number:

Suffix:

Address line 1:
Manchester City Council

Address Line 2:
PO Box 532

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served:
12/12/2023

Name of person notified:
***** REDACTED ******

House name:
Manchester City Council

Number:

Suffix:

Address line 1:
Level 8 Town Hall Extension

Address Line 2:
PO Box 532

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served:
12/12/2023

Description of Your Proposal

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

Creation of a 163 space overspill car park, with associated access, landscaping and boundary treatment, to be used in connection with the The Hut Group
office complex on Sunbank Lane.

Reference number

128700/FO/2020

Date of decision

24/02/2021

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

To amend Condition 10 as follows:

10) Prior to the commencement of the development hereby approved, the Precautionary Measures Method Statement for Amphibians Addendum (TG Report No.13544_R02_NB– prepared by Tyler Grange and dated 11 December 2023) shall be implemented in full and thereafter maintained in accordance with the approved method statement.

Please state why you wish to make this amendment

A change in the timing of the construction - please see the submitted Covering Letter prepared by Euan Kellie Property Solutions.

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

Email

Date (must be pre-application submission)

06/12/2023

Details of the pre-application advice received

The Officer has confirmed that a Non-Material Amendment Application is required to update the Condition.

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

Katie Daniels

Date

12/12/2023