MANCHESTER CITY COUNCIL

**Planning**
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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

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

386000

Northing (y)

404144

Description

Land On The Corner Of Victoria Avenue And Chain Road, Manchester

## Applicant Details

### Name/Company

Title

First name

Surname

Terra Nova Development limited

Company Name

Terra Nova Development limited

### Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

Town/City

County

Country

c/o agent

Postcode

SK6 3DY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Contact Details

Primary number

Secondary number

Fax number

Email address

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

## Agent Details

### Name/Company

Title

First name

Samuele

Surname

Pretti

Company Name

Bowker Sadler Architecture

### Address

Address line 1

Hatherlow House, Hatherlow

Address line 2

Address line 3

Town/City

Romiley

County

Country

Postcode

SK6 3DY

## 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 12, two storey dwellinghouses (Use Class C3a) together with the erection of a three storey building to form 20 residential apartments (Use Class C3a) with associated car parking, landscaping, boundary treatment and other associated works

Reference number

131891/FO/2021

Date of decision

17/03/2022

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

Block 2 (apartment block) raised parapets to provide sufficient guarding on occasional maintenance on the roof.
Block 2, ground floor window facing Chain Road with raised cill.

Please state why you wish to make this amendment

Safety and window dimensions restrictions.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

1033 Block 2 - Elevations - Sheet 1 - Rev H (approved with 137197/NMC/2023)

New plan/drawing numbers

1033 Block 2 - Elevations - Sheet 1 - Rev J

## 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?

- [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)

27/06/2023

Details of the pre-application advice received

Informal advise

## 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

Samuele Pretti

Date

03/08/2023