MANCHESTER CITY COUNCIL

Planning
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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

Trinity Islands

Address Line 1

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M3 4JW

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

Easting (x)

382751

Northing (y)

397795

Description

Land bound by the River Irwell to the north and west, Liverpool Road to the east and Water Street and Regent Road to the south in Manchester City Centre.

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Renaker Build Limited

Address

Address line 1

C/O Agent

Address line 2

.

Address line 3

.

Town/City

.

County

Country

.

Postcode

M4 4AH

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

Cameron

Surname

Radford

Company Name

Deloitte LLP

Address

Address line 1

Deloitte LLP

Address line 2

The Hanover Building

Address line 3

Corporation Street

Town/City

Manchester

County

Country

United Kingdom

Postcode

M4 4AH

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:
Manchester City Council

Number:

Suffix:

Address line 1:
Town Hall

Address Line 2:
Albert Square

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served:
21/07/2023

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

House name:
1 Eversholt Street

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
London

Postcode:
NW1 2DN

Date notice served:
21/07/2023

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

House name:
2 Piccadilly Place

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Manchester

Postcode:
M1 3BG

Date notice served:
21/07/2023

Description of Your Proposal

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

Erection of four towers ranging from 39, 48, 55 and 60 storeys to form a mixed use development comprising 1950 residential apartments (Use Class C3a) and commercial uses (Use Classes E and Sui Generis: Drinking Establishment) (361 sqm) within the podium level together with public realm, car and cycle parking, access arrangements and highway works, and other associated works.

Reference number

132429/FO/2021

Date of decision

13/05/2022

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
⊘ **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

Variation of Conditions 2, 3, 15, 44, 62, 91, 110, 112, 115, 119, 122, 123, 127, 132, 134, 154, 156, 159, 163, 166, 170, 175, 176, 177, 187 attached to Planning Permission 134039/JO/2022 to enable non-material amendments to internal and external layouts, parking provision and updates to regularise conditions details

Please state why you wish to make this amendment

Please refer to attached Covering Letter for more details.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

Please refer to attached Covering Letter for more details.

New plan/drawing numbers

Please refer to attached Covering Letter for more details.

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)

21/06/2023

Details of the pre-application advice received

Discussions took place with the case officer to discuss the principle and form of the application across June 2023.

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Cameron Radford

Date

21/07/2023