

**Planning**

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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)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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?

☒ 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

☒ 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

☒ **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

This amendment seeks to vary the wording of Condition No.02 to replace the referenced approved drawings with revised drawings submitted as part of this application. The approved drawings to be substituted or omitted are highlighted in the submitted schedule: 230209 1383 - Condition 02 Drawing List.

This amendment also seeks to vary the condition wording of Condition No.49, as discussed with case officer Angela Leckie, to the following: Notwithstanding the details contained within condition 2 above, prior to occupation of the residential element 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 tactile, 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.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Please state why you wish to make this amendment

Condition No.02: Justification for the revisions to the design of the office element of the scheme are set out in the submitted OMI memo: 230209 1383/Da Laystall Street amendment justification.

Condition No.49: The original condition 49 asked for a scheme of highways works etc to be submitted prior to commencement of the residential part of the scheme. Following advice from the case officer, it was deemed that this could be agreed upon and discharged prior to occupation of the scheme.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

L0029 Demo List Build Basement Rev A
L0030 Demo List Build Ground Rev A
L0031 DEMO List Build First
L0032 DEMO List Build Second
L0075 Showroom Build Basement Plan
L0076 Showroom Build Ground Plan
L0077 Showroom Build First Floor Plan
L007 Showroom Build Second Plan
L0050 Basement Floor Plan
L0051 Ground Floor Plan
L0052 First Floor Plan
L0053 Second Floor Plan
L0054 Third Floor Plan
L0087 Proposed Listed Buildings Section AA
L0088 Proposed Listed Buildings Section BB
L0083 SHOWROOM PROPOSED ELEVATION LAYSTALL
L0084 SHOWROOM PROPOSED ELEVATION PIGEON
L0086 SHOWROOM PROPOSED ELEVATION BACK
L0060 Proposed Elevations
L0062 Proposed Elevations
L0066 Proposed Context Elevations
L0067 Pigeon St Context
A 0012 AXO OF LOBBY AND CORRIDOR
A 0017-PROPOSED FLOOR DIFFUSERS
A 0018-WINDOW SEATING

New plan/drawing numbers

New drawings to be substituted:

L0029 Demo List Build Basement_Rev B

L0030 Demo List Build Ground_Rev B

L0031 DEMO List Build First_Rev A

L0032 DEMO List Build Second_Rev A

L0075 Showroom Build Basement Plan_Rev A

L0076 Showroom Build Ground Plan_Rev A

L0077 Showroom Build First Floor Plan_Rev A

L0078 Showroom Build Second Plan_Rev A

L0050 Basement Floor Plan_Rev A

L0051 Ground Floor Plan_Rev A

L0052 First Floor Plan_Rev A

L0053 Second Floor Plan_Rev A

L0054 Third Floor Plan_Rev A

L0087 Proposed Listed Buildings Section AA_Rev A

L0088 Proposed Listed Buildings Section BB_Rev A

L0083 SHOWROOM PROPOSED ELEVATION LAYSTALL_Rev A

L0084 SHOWROOM PROPOSED ELEVATION PIGEON_Rev A

L0086 SHOWROOM PROPOSED ELEVATION BACK_Rev A

L0060 Pigeon St Elevation_Rev A

L0062 Laystall St Elevation_Rev A

L0066 Proposed Context Elevations_Rev A

L0067 Pigeon St Context_Rev A

Drawings to be omitted:

A 0012 AXO OF LOBBY AND CORRIDOR

A 0017-PROPOSED FLOOR DIFFUSERS

A 0018-WINDOW SEATING

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Condition No.02: We have been advised that this section 96 amendment would be required in order to amend the wording of condition No.02.

Condition No.49: We have been advised that this section 96 amendment would be required in order to amend the wording of condition No.49.

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

Nick Berry

Date

09/02/2023