

**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	402
Suffix	
Property Name	
Address Line 1	Wilmslow Road
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M20 3BN

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

Easting (x)	Northings (y)
385064	393270

Description

Applicant Details

Name/Company

Title

Mr

First name

Stuart

Surname

Wall

Company Name

Concorde No1 Ltd

Address

Address line 1

Co. TCS Management Ltd

Address line 2

1 Middlewich Rd

Address line 3

Town/City

Holmes Chapel

County

Country

Postcode

CW4 7EA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

Proposal: Erection of six storey rear extension together with associated elevation alterations including rear roof extension in association with the conversion of the property to form 18 no. self contained apartments together with car parking, landscaping, bin and cycle storage

Reference number

Application number: 130100/FO/2021

Date of decision

29/03/2022

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

☒ **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

1. Minor change to the configuration of the extension building footprint.
2. Small increase of height by 80mm to the extension roof and 140mm to the main roof raised ridge.
3. Internal layout amendments.

Please state why you wish to make this amendment

1. Apartment areas.

The building owner is very keen to maximise the size of the flats. This does not involve the increase in numbers of bedrooms or bed spaces. The intention is to improve the quality of the flats and each of the rooms. Each flat type remains within the approved Manchester Space Standards area ranges. We have had to significantly reduce the building owners' aspirations for the increase to the size of the flats to keep the amendments to a minimum.

The apartment area increases mainly affect the Flats that were in the 3 person 61 to 70m2 range which remain in that range but move closer to 70m2. The footprint is increased a small amount to achieve this and this benefits the 70m2, 4 person flats and the 2 person 1bed flat which increase in size a small amount too.

New Building regulations which came into force in June 2022.

There are a number of ways in which the new building regulations impact on the proposal. Construction envelope elements and floor build ups have significantly increased in the last 18 months to satisfy the new regulations.

Energy conservation.

The new U Values require increased wall, floor, and roof build up. These increases have further pressure due to the requirement to achieve a higher minimum residential EPC levels based on more challenging SAPs calculation formulas. Comfort levels and improved EPCs now also have to be achieved without gas boilers as there is a push to phase these out and we have chosen to meet that new standard now.

Fire safety post Grenfell.

Fire spread, compartmentation, detection and evacuation standards have all increased in the period of time that the project has been in planning. This has an impact on the configuration of the flats, the introduction of sprinklers and a change of the often thinner insulation options that now do not satisfy spread of flame standards for materials with increased thicknesses.

Structural design.

New and increasing fire standards also affect the structural design. This is combined with the inevitable impact of a more detailed development of construction details together with value engineering the planning approved proposal.

A decision was made that to satisfy all of the modern construction requirements with increasing safety margins the best way to build the extension would be with a steel frame and not load bearing walls. The steel frame is set out in a more orthogonal grid which has adjusted the footprint geometry a small amount to take into account the rhomboid form of the existing plan.

2. The above fire safety, energy conservation requirements have also increased the floor construction sandwich build-up dimension which has made a small cumulative impact on the overall height of the building.

3. Internal layouts amended to improve the area distribution to balance out the overall footprint between all the flat types, to absorb spaces needed to satisfy the new Fire safety requirements and to work to a practical steel frame configuration.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

Bin Store Details 131-2-PL-AD1 rev D;
Proposed Front Elevations 131-2-PL-EL1 rev D;
Proposed Rear Elevations 131-2-PL-EL2 rev D;
Propose South Elevations 131-2-PI-EL3 rev D;
Proposed North Elevation 131-2-PL-EL4 rev D;
Proposed Lower Ground Floor 131-2-PI-GA1 rev D;
Proposed Ground Floor 131-2-PL-GA2 rev D;
Proposed First Floor 131-2-PL-GA3-rev D;
Proposed Second Floor 131-2-PL-GA4 rev D;
Proposed Attic Level 131-2-PL-GA5 rev D;
Proposed Roof 131-2-PL-GA6 rev D;
Proposed Undercroft Storage Space 131-2-PL-GA7;
Proposed Site Plan 131-2-PL-GL1 rev D;
Front Landscape & Boundary Detail 131-2-PL-GL2 rev D;
Rear Landscape & Boundary Treatment 131-2-PL-GL3 rev D;

New plan/drawing numbers

Bin Store Details 131-2-PL-AD1 rev E;
Proposed Front Elevations 131-2-PL-EL1 rev E;
Proposed Rear Elevations 131-2-PL-EL2 rev E;
Propose South Elevations 131-2-PI-EL3 rev E;
Proposed North Elevation 131-2-PL-EL4 rev E;
Proposed Lower Ground Floor 131-2-PI-GA1 rev E;
Proposed Ground Floor 131-2-PL-GA2 rev E;
Proposed First Floor 131-2-PL-GA3-rev E;
Proposed Second Floor 131-2-PL-GA4 rev E;
Proposed Attic Level 131-2-PL-GA5 rev E;
Proposed Roof 131-2-PL-GA6 rev E;
Proposed Undercroft Storage Space 131-2-PL-GA7 rev A;
Proposed Site Plan 131-2-PL-GL1 rev E;
Front Landscape & Boundary Detail 131-2-PL-GL2 rev E;
Rear Landscape & Boundary Treatment 131-2-PL-GL3 rev E;

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

Date (must be pre-application submission)

11/05/2023

Details of the pre-application advice received

Teams meeting to discuss drawing package showing the amendments. Concern was raised regarding the height. Further work has been done to reduce the height increase to within acceptable increase tolerances.

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

Simon James

Date

19/06/2023