

**Planning**

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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)

Northing (y)

385360

398720

Description

Land At Downley Drive Manchester M4 6BW

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

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Patrick

Surname

Boyd

Company Name

Buttress

Address

Address line 1

41 Bengal Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M4 6AF

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 23, 3 storey dwellinghouses (Use Class C3a) and the erection of a 4 storey building to form 45 residential apartments (Use Class C3a) (68 new homes in total) with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works

Reference number

130390/FO/2021

Date of decision

30/07/2021

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

Updates to the townhouses which includes:

- Ground floor WC windows omitted
- Rear window reveals reduced to 80mm and stone cills omitted
- Upper-level windows facing alleyways omitted/upper-level windows introduced on outward facing façades
- Front door design updated
- Dormer parapets raised by one brick course
- Additional roof lights added
- Dark mortar omitted for light mortar.

Please state why you wish to make this amendment

- General design amendments following technical design stage

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

- 8801-BA-00-00-DR-A-(04) 001-Site Plan_Proposed
- 8801-BA-00-04-DR-A-(04) 002-Site - Roof plan
- 8801-BA-00-00-DR-A-(04) 100-2B4P House
- 8801-BA-00-00-DR-A-(04) 101-3B5P House Type A
- 8801-BA-00-00-DR-A-(04) 102-3B5P House Type B
- 8801-BA-00-00-DR-A-(05) 001-Street Elevations
- 8801-BA-00-00-DR-A-(05) 010-3BED - Elevations
- 8801-BA-00-00-DR-A-(05) 011-2BED - Elevations
- 8801-BA-00-00-DR-A-(05) 105-Bay Elevations
- 8801-BA-00-XX-DR-A-(06) 100-2BED%2F4 Terrace - Sections
- 8801-BA-HS-ZZ-DR-A-(06) 101-3BED%2F5 Terrace Type A - Sections
- 8801-BA-HS-ZZ-DR-A-(06) 102-3BED%2F5 Terrace Type B - Sections

New plan/drawing numbers

- 8801-BA-00-00-DR-A-(04) 001-Site Plan_Proposed
- 8801-BA-00-04-DR-A-(04) 002-Site - Roof plan
- 8801-BA-00-00-DR-A-(04) 100-2B4P House
- 8801-BA-00-00-DR-A-(04) 101-3B5P House Type A
- 8801-BA-00-00-DR-A-(04) 102-3B5P House Type B
- 8801-BA-00-00-DR-A-(05) 001-Street Elevations
- 8801-BA-00-00-DR-A-(05) 010-3BED - Elevations
- 8801-BA-00-00-DR-A-(05) 011-2BED - Elevations
- 8801-BA-00-00-DR-A-(05) 105-Bay Elevations
- 8801-BA-00-XX-DR-A-(06) 100-2BED%2F4 Terrace - Sections
- 8801-BA-HS-ZZ-DR-A-(06) 101-3BED%2F5 Terrace Type A - Sections
- 8801-BA-HS-ZZ-DR-A-(06) 102-3BED%2F5 Terrace Type B - Sections
- 230322-Downley Street NMA

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

10/02/2023

Details of the pre-application advice received

No issues raised with proposed changes.

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

Stephen Anderson

Date

22/03/2023