

**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)

Description

Land bound by Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and a surface car park to the east within Ancoats

Applicant Details

Name/Company

Title

-

First name

-

Surname

-

Company Name

Manchester Life Development Company 2 Limited

Address

Address line 1

C/O Agent

Address line 2

-

Address line 3

-

Town/City

-

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

Country

Postcode

Contact Details

Primary number

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

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Manchester City Council (Estates)

Address Line 2:

Town Hall

Town/City:

Albert Square

Postcode:

M60 2LA

Date notice served:

27/09/2022

Description of Your Proposal

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

Erection of an 8 storey building to form 118 residential apartments (Use Class C3) and ground floor commercial floorspace (Use Class E (a), (c),(g)(i)) (583 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works.

Reference number

130354/FO/2021

Date of decision

30/07/2021

What was the original application type?

Full planning & demolition in a conservation area

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

- Amendments to the approved drawings which relate to the final details for the corner of the building at Jersey Street and the redundant canal arm. Updates to Condition 2 to reflect the new drawing references.
- Amendment to the trigger point of Condition 9 to allow the commencement of the enabling works prior to the full sign off of the external materials.
- Amendment to the Environmental Standards and Energy Statement. Updates to Condition 14 to reference the updated documents.

Please state why you wish to make this amendment

- The final details for the corner of the building at Jersey Street and the redundant canal arm have been prepared to reflect the further design work that has been undertaken.
- A detailed construction programme has now been developed and it is considered that it will not be possible to provide full details and samples of all external materials prior to commencing enabling works.
- The changes to Part L has been published and the scheme now proposes double glazing rather than the originally anticipated triple glazing. This has translated to change in the percentage improvement on Part L 2013.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

- Ground Floor Proposed 9033-BA-XX-00-DR-A-(04)000 Rev P0
- Street Elevations - 9033-BA-XX-XX-DR-A-(05)003 Rev P0
- Bay Studies 9033-BA-XX-XX-DR-A-(05)010 Rev P0
- Environmental Standards and Energy Statement (stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021)
- Overheating and Performance Review Design Note (stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021)

New plan/drawing numbers

- Foundation General Arrangement - 9033-CUR-XX-FN-DR-S-(04)000 Rev T04
- Ground Floor General Arrangement - 9033-CUR-XX-GF-DR-S-(04)001 Rev T03
- Ground Floor Proposed - 9033-BA-XX-00-DR-A-(04)000 Rev T6
- Street Elevations - 9033-BA-XX-XX-DR-A-(05)003 Rev T4
- Bay Studies - 9033-BA-XX-XX-DR-A-(05)010 Rev T2
- Environmental Standards and Energy Statement (dated May 2022)
- Overheating and Performance Review Design Note (dated May 2022)

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

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

Hannah Graham

Date

27/09/2022