

**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)
382018	390296

Description

Manchester College Arden Centre , Sale Road, Manchester, M23 0DD

Applicant Details

Name/Company

Title

Mr

First name

Johnathon

Surname

Lowe

Company Name

Miller Homes North West

Address

Address line 1

103 Dalton Avenue

Address line 2

Birchwood

Address line 3

Birchwood Park

Town/City

Warrington

Country

United Kingdom

Postcode

WA3 6YF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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 224 no. dwellings (Use Class C3) with associated access, landscaping, parking and other works following demolition of existing buildings

Reference number

131147/FO/2021

Date of decision

17/12/2021

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

To amend a previously approved window reveal detail so that the brickwork recess to the window frame measures 135mm from 160mm to plots 143-154 and 214-222 only.

Please state why you wish to make this amendment

21 dwellings on this development are to be timber frame construction. This is part of our approved strategy to reduce carbon emissions within our energy statement. The timber frame has been incorrectly manufactured to a standard window jamb detail which means we are not able to set the windows 160mm back. However, we are able to correct this to 135mm. We ask that it be accepted that we have 21 plots set back 135mm with the remainder as per original design intent.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

We only intend to substitute the Burnett detail sheet and Winterson Detail Sheet to the plots (143-154 and 214-222 only) that are affected by the reduced recess.

New plan/drawing numbers

Proposed window reveal applied to plots 143-154 and 214-222 only. Drawing No. 2131/WR/135

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

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 opinions 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

Johnathon Lowe

Date

05/08/2022