

**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

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Stinton

Company Name

University of Manchester

Address

Address line 1

Estates and Facilities

Address line 2

Oxford Road

Address line 3

Town/City

Manchester

Country

Postcode

M13 9PL

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

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

Construction of a new 4-storey extension to the rear of 323 Oxford Road for post-graduate research and teaching (Use Class D1); change of use of the existing building at 323 Oxford Road from vacant bank (Use Class A2) to non-residential education (Use Class D1), together with external works relating to the reuse, refurbishment and extension of the building, including works to entrance and front courtyard on Oxford Road, demolition of single storey lean-to structures to rear of existing property to allow for level access; alongside the installation of external plant and screen at roof level and associated works (associated listed building application reference 127105/LO/2020).

Reference number

Date of decision

What was the original application type?

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

Changes to elevation drawings as follows:

1. Glazed brick to base of terracotta cladding to North, East and West elevations
2. Main entrance revolving door changed to sliding doors (to North elevation)
3. Red brick to south elevation changed to red brick slip system
4. South elevation updated to show 4no. 400mm square louvre panels to west side of the elevation
5. South elevation updated to show powder coated aluminium flashing to corner junction with east elevation

Please state why you wish to make this amendment

1. Glazed brick to base of terracotta cladding to North, East and West elevations is required at the base of the elevations to achieve a neater detail where the cladding meets the ground
2. Main entrance revolving door changed to sliding doors (to North elevation) to improve access
3. Red brick to south elevation changed to red brick slip system to improve buildability alongside adjacent premises
4. South elevation updated to show 4no. 400mm square louvre panels to west side of the elevation as they are required as part of the M&E strategy
5. South elevation updated to show powder coated aluminium flashing to corner junction with east elevation - this is additional detail that has been developed with the construction information to achieve a suitable junction between the two cladding types (ribbed terracotta cladding and brick slips)

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

ADP-00-ZZ-DR-A-1220 – PROPOSED ELEVATIONS (NORTH, EAST & WEST) – rev D3 T1
ADP-00-ZZ-DR-A-1221 – PROPOSED ELEVATION (SOUTH) – rev D3 T1

New plan/drawing numbers

ADP-00-ZZ-DR-A-1240 – PROPOSED ELEVATIONS (NORTH, EAST & WEST) – rev S2 P1
ADP-00-ZZ-DR-A-1241 – PROPOSED ELEVATION (SOUTH) – rev S2 P1

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

Teams meetings

Date (must be pre-application submission)

18/03/2022

Details of the pre-application advice received

A number of meetings were held to discuss the and agree the changes to the proposals and then a final meeting was held to agree the type of planning application required to formalise the 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

Tom Gaskell

Date

24/06/2022