MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 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: 40

Suffix:

Property Name:

Address Line 1: Peter Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M2 5GP

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

Easting (x): 383641

Northing (y): 397940

Description:

Applicant Details

Name/Company

Title

Mr

First name

Sam

Surname

Ashworth

Company Name

Hurstwood Properties Ltd

Address

Address line 1

40 Peter Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 5GP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Laura

Surname

Hallam

Company Name

Broadgrove Planning and Development Limited

Address

Address line 1

Regent House

Address line 2

Heaton Lane

Address line 3

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK4 1BS

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?

- [x] 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?

- [x] Yes
- [ ] No
- [ ] Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
40 Peter Street

Address Line 2:

Town/City:
Manchester

Postcode:
M2 5GP

Date notice served:
18/03/2026

Description of Your Proposal

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

Creation of roof terrace, including extension of plant room, glass protective balustrade and other associated works to facilitate the use.

Reference number

142373/FO/2025

Date of decision

18/06/2025

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

Please see accompanying covering letter.

Please state why you wish to make this amendment

Please see accompanying covering letter.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

Please see accompanying covering letter.

New plan/drawing numbers

Please see accompanying covering letter.

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

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 the questions answered, details provided, and the 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 person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Laura Hallam

Date

23/03/2026