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: 87

Suffix:

Property Name:

Address Line 1: Rochdale Road

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M4 4JD

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

Easting (x): 384711

Northing (y): 399146

Description:

Applicant Details

Name/Company

Title

Mr

First name

D

Surname

McHugh

Company Name

McGoff Construction Ltd

Address

Address line 1

1 St George Court

Address line 2

Altrincham Business Park

Address line 3

Town/City

Altrincham

County

Cheshire

Country

Postcode

WA14 5UA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

P

Surname

Garner

Company Name

Garner Town Planning Ltd

Address

Address line 1

24A Market Street

Address line 2

Address line 3

Disley

Town/City

Cheshire

County

Country

United Kingdom

Postcode

SK12 2AA

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:
Downtown Manchester (DEVCO) Ltd

Number:

Suffix:

Address line 1:
1 St George Court

Address Line 2:
Altrincham Business Park

Town/City:
Altrincham

Postcode:
WA14 5UA

Date notice served:
23/03/2023

Description of Your Proposal

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

Erection of a part 11, part 13 storey building to form residential apartments (Use Class C3a) together with the erection of two blocks of 3 storey duplexes (Use Class C3a) to form 237 residential homes in total with associated commercial floor (Use Class E) (132 sqm), basement car parking, landscaping and public realm, and associated engineering and infrastructure works following demolition of existing buildings and structures

Reference number

131708/FO/2021

Date of decision

18/02/2022

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

Change to the roding of condition 36:

From:
Prior to the first occupation of the residential element of the development, a scheme of highway works and details of footpaths reinstatement/public realm for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:
- Introduction of tactile paving to the car park access at the junction of Rochdale Road and Clive Street;
- Amendments to existing Traffic Regulations Orders for the installation of double yellow lines and a loading bay along Clive Street, Back St George Road and Gould Street; and
- Provision of an on site car parking bay.
The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

To:
Prior to the first occupation of the residential element of the development, a scheme of highway works and details of footpaths reinstatement/public realm for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:
- Introduction of tactile paving to the car park access at the junction of Rochdale Road and Clive Street;
- Amendments to existing Traffic Regulations Orders for the installation of double yellow lines and a loading bay along Clive Street, Back St George Road and Gould Street; and
- Provision of an on site car parking bay.
The approved scheme shall be implemented and be in place within eight months of the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Please state why you wish to make this amendment

To allow more flexibility for the implementation of the approved scheme due to delays encountered on the Rochdale Road highways frontage due to gas main works and cycleways/pavement works.

Are you intending to substitute amended plans or drawings?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

136468/JO/2023

Date (must be pre-application submission)

16/01/2026

Details of the pre-application advice received

NMA agreed in principle during Teams call.

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

P Garner

Date

19/02/2026