



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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

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

County

Country

Postcode

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?

- ☒ 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 modular-building, including associated landscaping to provide a flexible space for youth and community activities (Class F.2) following demolition of existing building

Reference number

142985/VO/2025

Date of decision

04/12/2025

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

Increased depth of fascia, change of cladding from Rock Panel to James Hardie Building Products 'Hardie Plank' vertically laid 'open joint' (Colour: Khaki Brown), addition of roof mounted PV panels, change of window size/styles from pivot to side hung casement, change of door styles from fully glazed to glazed with mid rails, slight change of window/door locations to suit modular grid location constraints, change of roof material from single ply membrane to composite roof panel (Plastisol trapezoidal outer sheet 'white') to each building module, addition of external vent grilles, omission of fencing to South & East site boundaries, omission of pedestrian access gate/footpath (off Ash Tree Road)

Please state why you wish to make this amendment

This application seeks approval for a non-material amendment to planning permission (142985/VO/2025) for the proposed property at Crumpsall Park Visitors Centre, Ash Tree Road, Manchester, M8 5RX. The proposed amendments as noted above and shown on the attached amended drawings as listed are required to conform with our standard modular building platform and has no impact on the property's character, appearance, or that of neighbouring properties. The original permission remains the basis for the development

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

23519-0320-P-06 Proposed Site Plan
23519-0370-P-03 Proposed Floor Plan
23519-3202-P-02 Proposed Roof Plan
23519-3701-P-02 Proposed Elevations

New plan/drawing numbers

OPP1374276 - PTK-A1-00-D-A-1001 (P03) - G.A Floor Plan
OPP1374276 - PTK-A1-00-D-A-1803 (P01) - Proposed Site Plan
OPP1374276 - PTK-A1-00-D-A-2001 (P03) - G.A Elevations
OPP1374276 - PTK-A1-01-D-A-1002 (P02) - Roof Plan

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 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

Michael Calderbank

Date

22/01/2026