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

Suffix

Property Name

Land at

Address Line 1

City Works, Welcomb Street

Address Line 2

Openshaw

Address Line 3

Town/city

Manchester

Postcode

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

Easting (x)

387928

Northing (y)

397217

Description

The site consists of the former Manchester School of Building, Welcomb Street, Manchester, M11 2NJ

Applicant Details

Name/Company

Title

First name

Joe

Surname

Burnett

Company Name

NSJV Ltd

Address

Address line 1

Centrix House

Address line 2

Crow Lane East

Address line 3

Town/City

Newton-le-Willows

County

Country

Postcode

WA12 9UY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Sam

Surname

Gallimore

Company Name

AEW Architects

Address

Address line 1

Trinity Court

Address line 2

16 John Dalton Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 6HY

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?

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

Description of Your Proposal

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

Erection of 4no. two storey industrial buildings (Classes E(g)(ii)(iii), B2 and B8) following the demolition of existing buildings together with associated service yards, car parking, electric vehicle charging points, amended site access, refuse storage facilities, substations, boundary treatments, landscaping, and associated works and infrastructure.

Reference number

139997/FO/2024

Date of decision

25/11/2024

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
- [x] **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

Application seeking non-material amendment to:
a. Re-position the waste storage areas from outside to inside the buildings
b. Moving a fence and gate between Units 2 and 3 to the rear of Unit 3
c. Gravel margin along the west elevation of Unit 4 widened
d. Additional parking space added and landscape area increased where external refuse store was located

Please state why you wish to make this amendment

a. The request to move the waste storage areas internally within the building is for security and to protect from vandalism. Total areas have been kept the same.
b. Moving the fence and gate to the rear of Unit 3 is to create a clear demise between Units 2 and 3
c. The change to the gravel path width to the west of Unit 4 is allow the underground services to run below gravel instead of the Unit 3 concrete yard.
d. Parking space and landscape area added in place of concrete pad which is no longer required

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Site Plan - 12481-AEW-XX-XX-DR-0503-S4-P20
Proposed External Works Plan - 12481-AEW-XX-XX-DR-0504-S4-P16
Unit 1 Proposed Plans - 12481-AEW-B1-00-DR-A-0601-S4-P03
Unit 2 Proposed Plans - 12481-AEW-B2-00-DR-A-0621-S4-P04
Unit 3 Proposed Plans - 12481-AEW-B3-00-DR-A-0641-S4-P02
Unit 4 Proposed Plans - 12481-AEW-B4-00-DR-A-0661-S4-P03
Proposed Refuse Store - 12481-AEW-XX-XX-DR-A-0510-S4-P01

New plan/drawing numbers

Revised Proposed Site Plan - 12481-AEW-XX-XX-DR-0503-S4-P21
Revised Proposed External Works Plan - 12481-AEW-XX-XX-DR-0504-S4-P17
Revised Unit 1 Proposed Plans - 12481-AEW-B1-00-DR-A-0601-S4-P04
Revised Unit 2 Proposed Plans - 12481-AEW-B2-00-DR-A-0621-S4-P05
Revised Unit 3 Proposed Plans - 12481-AEW-B3-00-DR-A-0641-S4-P03
Revised Unit 4 Proposed Plans - 12481-AEW-B4-00-DR-A-0661-S4-P04

Site Visit

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

- [ ] Yes
- [x] 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?

- [ ] Yes
- [x] 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
- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

- AEW Architects

Date

29/01/2026