



## 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

Vacant Site Bound By The Boulevard, The Avenue, Didsbury High School And Existing Properties On Clearwater Drive, Manchester

## 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

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

Mr

First name

Roy

Surname

Elston

Company Name

Bridgestone Construction Ltd

Address

Address line 1

Hyde Park House

Address line 2

Cartwright Street

Address line 3

Hyde

Town/City

County

Cheshire

Country

United Kingdom

Postcode

SK14 4EH

## 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

Variation of Condition 2 (specified plans) attached to planning permission 135235/FO/2022 to allow: increase in building height; elevational alterations including to window heights, louvred screens at ground floor including to the car park podium; removal of green wall to car park; and positioning alteration to car park ramp.

Reference number

143227/JO/2025

Date of decision

25/09/2025

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

1. Areas of obscure glazing
2. Windows (& perforated panel) in column mirrored
3. Perforated spandrel panel added / removed from window column. See 'Proposed Bay Study Sh. 1' for details
4. Bin store relocated so door removed
5. Privacy screens added between and at end of duplexes at terrace level (x6 in total)
6. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details
7. Medical centre entrance / exit altered
8. Increased spandrel height to full height curtain wall
9. Windows to staircore replaced with opaque glazed pan
10. Louvres above windows removed
11. Curtain wall narrowed with addition of side panel
12. Security Parking Barrier added
13. Gate to east boundary moved towards northern elevation building edge
14. Change in proposed perforation pattern (see Bay Study Sh. 1)
15. Replacement of glazing with a solid panel
16. Additional double doorset
17. No. of PV panels altered
18. Duplex apartment reduction in area
19. Additional medical centre louvres added
20. Pedestrian gate omitted
21. Changes to roof arrangement
22. Update to car park mullion design

Please refer to NMA workbook for further information.

Please state why you wish to make this amendment

In response to the aforementioned running order of non-material amendments;

1. Layout development to medical centre requiring patient treatment rooms along the street elevations
2. Proximity of columns to window jambs and increasing column encasement requirements have resulted in the need for the solid panel to be mirrored
3. As per item 2
4. N/A
5. To minimise overlooking between apartments
6. As a result of technical coordination and constraints on maximum panel size height
7. Arising from internal arrangement amendments
8. Increased insulation requirements to roof behind spandrel panel following updated Part L document
9. N/A
10. Due to the relative (lower) position of the podium slab in that area of the elevation
11. Proximity of columns to window jambs and increasing column encasement requirements have resulted in the need for a solid panel to be introduced
12. Changes as per Secure by Design recommendations
13. Changes as per Secure by Design recommendations
14. Change to solid wall behind panel and need for smaller perforations to obscure insulation behind
15. Resulting from overheating assessment and difficulty with cleaning and maintenance strategy
16. Additional doorset required as part of the fire escape strategy
17. To achieve EPC B
18. Refer to summary page 18 for justification
19. To achieve suitable ventilation duct extract and intake and avoid fire protected elevation to the east
20. Omitted on advice of SBD officer
21. Relocation of smoke extract and other service penetrations at roof level to align with update design and technical details
22. To align with sub-contractor detailed proposals

Are you intending to substitute amended plans or drawings?

- ☒ Yes  
☐ No

If yes, please complete the following details

Old plan/drawing numbers

8845-BUT-ZZ-00-DR-A-04601 - Proposed Site Plan  
8845-BUT-ZZ-00-DR-A-04602 - Proposed Ground Floor Plan  
8845-BUT-ZZ-01-DR-A-04603 - Proposed First Floor Plan  
8845-BUT-ZZ-02-DR-A-04604 - Proposed Second Floor Plan  
8845-BUT-ZZ-03-DR-A-04605- Proposed Third Floor Plan  
8845-BUT-ZZ-04-DR-A-04606- Proposed Fourth Floor Plan  
8845-BUT-ZZ-05-DR-A-04607- Proposed Fifth Floor Plan  
8845-BUT-ZZ-06-DR-A-04608- Proposed Sixth Floor Plan  
8845-BUT-ZZ-07-DR-A-04609- Proposed Seventh Floor Plan  
8845-BUT-ZZ-R1-DR-A-04610- Roof Plan  
8845-BUT-ZZ-ZZ-DR-A-05601- GA Elevations - Sheet 1  
8845-BUT-ZZ-ZZ-DR-A-05602- GA Elevations - Sheet 2  
8845-BUT-ZZ-ZZ-DR-A-06601- Proposed GA Sections Sheet 1  
8845-BUT-ZZ-ZZ-DR-A-06602- Proposed GA Sections Sheet 2

New plan/drawing numbers

8845-BUT-ZZ-00-DR-A-04810 Proposed Site Plan  
8845-BUT-ZZ-00-DR-A-04800 Proposed Ground Floor GA Plan  
8845-BUT-ZZ-00-DR-A-04801 Proposed First Floor GA Plan  
8845-BUT-ZZ-00-DR-A-04802 Proposed Second Floor GA Plan  
8845-BUT-ZZ-00-DR-A-04803 Proposed Third Floor GA Plan  
8845-BUT-ZZ-00-DR-A-04804 Proposed Fourth Floor GA Plan  
8845-BUT-ZZ-00-DR-A-04805 Proposed Fifth Floor GA Plan  
8845-BUT-ZZ-00-DR-A-04806 Proposed Sixth Floor GA Plan  
8845-BUT-ZZ-00-DR-A-04807 Proposed Seventh Floor GA Plan  
8845-BUT-ZZ-00-DR-A-04807 Proposed Roof GA Plan  
8845-BUT-ZZ-00-DR-A-04810 Proposed GA Elevations Sheet 1  
8845-BUT-ZZ-00-DR-A-04810 Proposed GA Elevations Sheet 2  
8845-BUT-ZZ-00-DR-A-04810 Proposed GA Sections Sheet 1  
8845-BUT-ZZ-00-DR-A-04810 Proposed GA Sections Sheet 2

## 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

Date (must be pre-application submission)

19/12/2024

Details of the pre-application advice received

In person meeting followed by email correspondence covering what design changes would sit within the now approved Section 73 and this NMA application.

## 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

Roy Elston

Date

24/11/2025