

Application for a non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



**MANCHESTER
CITY COUNCIL**

Planning

Telephone: 0161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

Manchester M60 2LA

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.

If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	Mr	First name:	Tom		
Last name:	Chambers				
Company (optional):	Zentra Group PLC				
Unit:		House number:		House suffix:	
House name:					
Address 1:	80 Mosley Street				
Address 2:					
Address 3:					
Town:					
County:					
Country:	United Kingdom				
Postcode:	M2 3FX				

2. Agent Name and Address

Title:	Mr	First name:	Luke		
Last name:	Kenney				
Company (optional):	DAY Architectural Ltd				
Unit:		House number:	77	House suffix:	
House name:	Lancaster Buildings				
Address 1:	Deansgate				
Address 2:					
Address 3:					
Town:	Manchester				
County:					
Country:					
Postcode:	M3 2BW				

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: 383800 Northing: 399027

Description:

Land Bounded By Great Ducie Street And
Mirabel Street Manchester, M3 1PJ

4. 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).
Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:
 Angela

Reference:
 Leckie

Date of advice (DD/MM/YYYY): 17/09/2025

Details of pre-application advice received:

Correspondence between DAY and Angela
Leckie regarding the route to submit documents
against this condition

5. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? ☒ Yes ☐ No

If you have answered No to this question, you cannot apply to make a non-material amendment.

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? ☐ Yes ☐ No ☒ Not Applicable

If you have answered No to this question, you cannot apply to make a non-material amendment.

If you have answered Yes to this question, please give details of persons notified:

Person Notified	Address	Date of Notification

6. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question "relating 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 following statements apply to you and/or agent? ☐ Yes ☒ No With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If yes please provide details of their name, role and how you are related to them.

7. Description Of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including application reference number and date of decision in the sections below:

Erection of new mixed-use development to comprise of one 10 storey building fronting Mirabel Street to accommodate 45 no. Use Class C3 residential apartments (9 no. 1-bed studios, 27 no. 2-bed 3 person apartments and 9 no. 2-bed 4 person apartments) and 7 no. residential car parking spaces at ground level and one part 10, part 14 storey building fronting Great Ducie Street to accommodate 84 no. Use Class C3 residential apartments (31 no. 1-bed 2 person apartments, 26 no. 2-bed 3 person apartments, 18 no. 2-bed 4 person apartments and 9 no. 3-bed 5 person apartments) and 345 sq. m of commercial floor space at ground level (flexible use Use Class A1 shop, Use Class A2 financial and professional services and Use Class A3 cafe/restaurant) together with creation of roof terrace amenity space, cycle parking, access, servicing and associated works following demolition of existing building

Reference number:
122280/FO/2019

Date of decision (DD/MM/YYYY):
31/08/2022

What was the original application type?:
(e.g. 'Full', 'Householder and Listed Building', 'Outline')

Full planning permission

For the purpose of calculating fees, which of the following best describes the original application type?

Householder development: development to an existing dwelling-house or development within its curtilage ☐

Other: anything not covered by the above category ☒

8. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make:

As suggested by the Planning Officer, this application is to vary Condition 21 to the following:
Prior to occupation of
(a) The residential units; and
(b) Each commercial unit
a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.
(c) The approved scheme shall be completed before the premises (a) and (b) is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.
The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)
Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

ALSO

We are looking to vary Condition 2 and amend the approved drawing West Elevation / Section DD L(--)206 to 204-DAY-XX-XX-DR-A-04-1006 REV C which changes the retail back of house door from louvred to flush. Other amendments to this drawing are captured in planning approval reference 143162/NMC/2025.
Correspondence between Angela Leckie via email on 18/11/2025 confirmed acceptance of this change and for the material to be PPC Aluminium RAL 9006.

Are you intending to substitute amended plans or drawings? ☒ Yes ☐ No

If Yes, please complete the following:

Old plan/drawing number(s):
West Elevation / Section DD L(--)206

New plan/drawing number(s):
204-DAY-XX-XX-DR-A-04-1006 REV C

Please state why you wish to make this amendment:

21 - To separate the external plant between Residential and Commercial uses.
2 - The change in material is to achieve the required PAS24 rating and the change to aesthetic is required to achieve a 1.6W/m2K u-value.

9. Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application not being accepted. It will not be accepted until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: ☐

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

10. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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11. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

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13. 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? *(Please select only one)*



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: