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

4 Paragon Mill, Apartment Pm 102

Address Line 1

Cotton Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M4 5AX

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

Easting (x)

384949

Northing (y)

398583

Description

Applicant Details

Name/Company

Title

First name

Katie

Surname

Wray

Company Name

Address

Address line 1

PM102

Address line 2

Paragon Mill

Address line 3

4 Cotton Street

Town/City

Manchester

County

Country

GB

Postcode

M4 5AX

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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:
Town Hall

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served:
07/05/2026

Name of person notified:
***** REDACTED ******

House name:
PM102, Paragon Mill

Number:

Suffix:

Address line 1:
4 Cotton Street

Address Line 2:

Town/City:
Manchester

Postcode:
M4 5AX

Date notice served:
07/05/2026

Name of person notified:
***** REDACTED ******

House name:
Ifc 5 Ifc

Number:

Suffix:

Address line 1:
St Helier

Address Line 2:

Town/City:
Jersey

Postcode:
JE1 1ST

Date notice served:
07/05/2026

Description of Your Proposal

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

Use of part of first floor of both Paragon and Royal Mills to create an additional 18 apartments (9 in Parragon Mill and 9 in Royal Mill) and associated parking spaces.

Reference number

104923/FO/2014/N1

Date of decision

30/05/2014

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

Amendment to the description of development to:
Use of part of first floor of both Paragon and Royal Mills to create an additional 17 apartments (8 in Paragon Mill and 9 in Royal Mill) and associated parking spaces.

Please state why you wish to make this amendment

We are merging apartments PM101 and PM102 in Paragon Mill together to create 1 residential unit. There will be no external changes and no works that constitute development. Listed building consent is being applied for the internal changes.

Are you intending to substitute amended plans or drawings?

- ☑ Yes
- ○ No

If yes, please complete the following details

Old plan/drawing numbers

n/a

New plan/drawing numbers

Additional plan to illustrate merger:
7710-al(04)0001 Proposed Plan for PM101 and PM102 merger

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?

- [ ] The agent
- [x] 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

Date (must be pre-application submission)

04/09/2025

Details of the pre-application advice received

Applicant informed LPA that a NMA would be submitted to address the change

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?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED ******

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

Katie Wray

Date

07/05/2026