MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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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

Walkers Of Manchester

Address Line 1

Crabtree Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M11 4GU

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

Easting (x)

388756

Northing (y)

398225

Description

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Address

Address line 1

Chancerygate Manchester Ltd

Address line 2

12a Upper Berkeley Street

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W1H 7QE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Dean

Surname

Butler

Company Name

UMC Architects

Address

Address line 1

Sheppard Lockton House

Address line 2

Cafferata Way

Address line 3

Town/City

County

Country

Postcode

NG24 2TN

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 9 no. units (in 3 no. buildings) with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii) B2 and B8) following demolition of existing buildings and structures

Reference number

143419/JO/2025

Date of decision

24/07/2025

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
- [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

Minor increase in external floor levels of +100mm.
Building areas increased by 3% from approved planning areas.
Proposed Drainage Plan updates
Roof Plan updates following detailled design of PV and Rooflights arrangement
Proposed Elevations - External Wall Louvres added
Boundary Treatments
Hard Landscaping Finishes

Please state why you wish to make this amendment

This application is to coordinate and maintain earth on site, reducing the need to export material offsite. In relation to Condition 28 - the building areas have increased by 3% to align with the contractual build tolerances of minus 0% and plus 3% of the previously approved areas. These contractual build tolerances cannot be exceeded.

This has already been approved under permission reference 138914/FO/2023. This permission is for comfort that the more resent permission has the same permitted rights.

Proposed Drainage Plan updates (Condition 13 discharge also submitted separately).

Roof Plan updates following detailled design of PV and Rooflights arrangement. This is to ensure safety of maintenance.
Proposed Elevations - External Wall Louvres added. Updated information following detailled design.
Boundary Treatments. Updated information following detailled design and add secure personnel gates to areas for maintenance.
Hard Landscaping Finishes - can reference to drawing 23168-UMC-XXXX-SI-DR-A-0707-P14 be added to 'surfacing' materials in 'Condition 10'

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

23-026- I&L_D00_P1
Unit 1 -4 Roof plan ref: ref: 23168-UMC-01-DR-A 1002 rev.P2
Unit 1 -4 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1301 rev.P1
Unit 5 Roof plan ref: ref: 23168-UMC-01-DR-A 1012 rev.P2
Unit 5 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1302 rev.P1
Unit 6- 9 Roof plan ref: ref: 23168-UMC-01-DR-A 1022 rev.P2
Units 6 -9 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1303 rev.P1
Proposed Boundary Treatments (condition 23) 23168-UMC-XXXX-SI-DR-A 0701 rev.P06
Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P05

New plan/drawing numbers

23-026-I&L-G02 C2 Levels & External Works
Unit 1 -4 Roof plan ref: ref: 23168-UMC-01-DR-A 1003 rev.P25
Unit 1 -4 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1301 rev.P29
Unit 5 Roof plan ref: ref: 23168-UMC-01-DR-A 1012 rev.P16
Unit 5 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1302 rev.P19
Unit 6- 9 Roof plan ref: ref: 23168-UMC-01-DR-A 1022 rev.P16
Units 6 -9 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1303 rev.P17
Proposed Boundary Treatments (condition 23) 23168-UMC-XXXX-SI-DR-A 0701 rev.P24
Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P38
Site Finishes Plan 23168-UMC-XXXX-SI-DR-A-0707-P.14

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
- [ ] The applicant
- [x] Other person

If Other has been selected, please provide contact details:

Title

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

First name

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

Surname

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

Phone Number

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

Email

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

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.

☑ I / We agree to the outlined declaration

Signed

UMC Architects

Date

18/05/2026