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: 4

Suffix:

Property Name:

Address Line 1: Angel Square

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M4 4FW

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

Easting (x): 384210

Northing (y): 399046

Description:

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Bank of New York Mellon Corporation

Address

Address line 1

c/o Avison Young

Address line 2

11 York Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 2AW

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

Joseph

Surname

Smith

Company Name

Avison Young

Address

Address line 1

11 York Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 2AW

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

Variation of conditions 2 (Specified Drawings) 5 (CMP Demolition), 7 (Local Labour), 8 (Drainage), 13 (Bat and Bird Boxes), 17 (Waste), 18 (Fumes), 19 (Lighting), 23 (Cycle), 24 (Car parking), 25 (Off Site Highway Works), 26 (Electric Car), 27 (TV), 28 (Signage) , 30 (Commercial (Use), 31 (No subdivision), 34 (Opening Hours), 35 (Office Opening Hours), 37 (Roller Shutters), 39 (A3), 40 (Noise Insulation) and 42 (Wind). application pursuant to planning permission 123437/FO/2019 to allow for internal reconfiguration including modification to parking and cycle storage area, commercial layout, together with associated elevational alterations

Reference number

143415/JO/2025

Date of decision

08/10/2025

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

Please refer to the submitted covering letter prepared by Avison Young

Please state why you wish to make this amendment

Please refer to the submitted covering letter prepared by Avison Young

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Please refer to the submitted covering letter prepared by Avison Young

New plan/drawing numbers

Please refer to the submitted covering letter prepared by Avison Young

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?

- [x] The agent
- [ ] 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

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

First Name

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

Surname

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

Reference

n/a

Date (must be pre-application submission)

18/05/2026

Details of the pre-application advice received

confirming the principle of the changes being non-material and scope of the 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

Joseph Smith

Date

04/09/2026