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

82-84

Address Line 1

Market Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 1PD

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

Easting (x)

384136

Northing (y)

398410

Description

Applicant Details

Name/Company

Title

Miss

First name

Victoria

Surname

Vazquez

Company Name

C4 Projects Ltd

Address

Address line 1

82-84 Market Street

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M1 1PD

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

First name

Nicholas

Surname

Ryder

Company Name

C4 Projects

Address

Address line 1

340 Firecrest Court

Address line 2

Centre Park

Address line 3

Town/City

Warrington

County

Country

GB

Postcode

WA1 1RG

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

Extension of rooftop including alterations to roof with conversion of floors 1 to 4 to form 8 residential apartments (Use Class C3a) and the formation of new residential entrance from Sickle Street, including associated works.

Reference number

144455/FO/2025

Date of decision

23/06/2026

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

The proposed amendments are minor in nature and are intended to facilitate the delivery of the approved scheme.

The proposal involves minor amendments to the approved building, including the internal arrangement of apartments within the existing floors. No changes are proposed to the external elevations or overall appearance of the building.

A privacy glass screen is proposed to the proposed terrace at level 3 to provide an appropriate level of privacy. In addition, a new entrance to the building is proposed within the area where the existing fence is currently located.

The proposed amendments do not materially affect the scale, massing, external appearance or overall character of the approved development

Please state why you wish to make this amendment

The proposed amendments are intended to improve the viability of the scheme and ensure that the proposed development can be successfully delivered

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

25043 11 Rev A_Proposed Floor Plans - Level -1
25043 12 Rev G_Proposed Floor Plans - Level 0
25043 13 Rev G_Proposed Floor Plans - Level 1
25043 14 Rev E_Proposed Floor Plans - Level 2
25043 15 Rev E_Proposed Floor Plans - Level 3
25043 17 Rev C_Proposed Roof Plan
25043 18_Proposed Elevation A
25043 19 Rev D_Proposed Elevation B
25043 20 Rev E_Proposed Elevation C + D
25043 21 Rev A_Proposed Entrance

New plan/drawing numbers

26093-C4P-80-B01ZZ-D-A-8011-S4-P03-Building_LPA_Plan_Level -1 & Level 0_Proposed
26093-C4P-80-B01ZZ-D-A-8012-S4-P02-Building_LPA_Plan_Level 1 & Level 2_Proposed
26093-C4P-80-B01ZZ-D-A-8013-S4-P02-Building_LPA_Plan_Level 3 & RoofPlan_Proposed
26093-C4P-80-B01ZZ-D-A-8014-S4-P01-Building_LPA_Elevation A_Proposed
26093-C4P-80-B01ZZ-D-A-8015-S4-P02-Building_LPA_Elevation B_Proposed
26093-C4P-80-B01ZZ-D-A-8016-S4-P03-Building_LPA_Elevations C&D_Proposed
26093-C4P-80-B01ZZ-D-A-8017-S4-P03-Building_LPA_Elevations_Proposed Entrance

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
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ 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
⊘ 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

Nicholas Ryder

Date

18/09/2026