



**Planning**

Telephone: +44 (0)161 234 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

**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.

**1. Site Address**

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="SK8 6QL"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Kathryn"/>
Surname	<input type="text" value="Valentine"/>
Company name	<input type="text" value="OMI Architects"/>
Address line 1	<input type="text" value="O M I Architects"/>
Address line 2	<input type="text" value="31 Blackfriars Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Manchester"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="M3 7AQ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. 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 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

## 5. Description of Your Proposal

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

Erection of 12 no. four-bed, three-storey dwelling houses (Class C3) with associated parking, landscaping and boundary treatment following demolition of existing, vacant, public house

Reference number:	<input type="text" value="123559/JO/2019"/>
Date of decision	<input type="text" value="14/08/2019"/>

## 5. Description of Your Proposal

What was the original application type?

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

## 6. Non-Material Amendment(s) Sought

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

Amendments to soft and hard landscaping in relation to statutory and/or utility company requirements.

**1. Tree planters along Burton Road**

The tree pits proposed at ground level are to be replaced with raised planters formed from a metal edge, installed in situ on concrete pads. The species of tree has been changed to suit the raised planters

**2. Removal of stepped access to front entrances**

The steps, and associated tactile paving, on the approved plans have been omitted to the front curtilages of plots 1-6 and replaced with ramped access

Are you intending to substitute amended plans or drawings?

Yes  No

### If yes please complete the following

Old plan/drawing numbers

L1005 Proposed Site Layout\_Ground - Architect plan showed indicative layout of all landscaping  
3934.01 Planting Plan

New plan/drawing numbers

L1006 Site Layout\_Setting Out - Architect plan prepared in line with the amendments and for site setting out  
A2501\_A EXTERNAL WORKS SECTION 1 - Architect detail prepared to show amended tree planting solution and in relation to street utilities  
3934.01 Planting Plan C01 - Landscape architect plan for revised planting

Please state why you wish to make this amendment

1. Concern from Cadent, gas utility company, over the proximity of trees to existing and new gas mains along Burton Road has caused us to pursue alternative solutions whilst maintaining the desired street scene with permanent and high-quality planting. The open-based planter will sit 600mm above ground level, mitigating the concern over roots penetrating any utilities.

2. The approved proposal allowed for the driveways of plots 1-6 to be used as the accessible front entrance with stepped access as the main pedestrian access. This is due to topographic site levels gained prior to development.

Building Control confirmed on site that they would prefer that the external steps be replaced with ramped entrances.

Upon review of site levels following the erection of the dwellings and simultaneous to new pavement works, it was found that ramped access of low gradient could be achieved across all properties. The tactile paving associated with the steps would not be required and such has been omitted along with the steps in the site plan

## 7. 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?

- The agent
- The applicant
- Other person

## 8. 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):**

**Officer name:**

Title

First name

Surname

## 8. Pre-application Advice

Reference

Burton Road - Tree Planting and Utilitie

Date (Must be pre-application submission)

07/12/2020

Details of the pre-application advice received

Email exchange and phone call discussing possible options for the amendments and the challenges facing the development (in particular, tree planting). Agreement that the proposed solution was the best way to proceed and acceptance of landscaping alterations generally.

## 9. 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.

Yes  No

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?

## 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.

Date (cannot be pre-application)

25/01/2021