

Date: 17th September 2025
Your Ref: PP-14332146
Our Ref: 17488a



69 Carter Lane
London
EC4V 5EQ

Mr Jack Navan (Planning Officer)
Planning and Regeneration
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Jack,

APPLICATION UNDER 96A OF THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED) – NON-MATERIAL AMENDMENT (NMA) TO PLANNING PERMISSION 142552/FO/2025 AT NCP CAR PARK, SACKVILLE STREET, MANCHESTER M1 3LY

DWD act on behalf of our client (the 'Applicant') and have today submitted an application under Section 96a of the Town and Country Planning Act 1990 (as amended) in relation to a non-material change to planning permission 142552/FO/2025, which was approved on 1st September 2025. Under this section of the Act, it is possible for changes to be made to any planning permission if the Local Planning Authority is satisfied that the changes are not material.

The description of development is as follows:

"Installation of drainage infrastructure, plant and associated works to facilitate Electric Vehicle charging infrastructure."

This non-material amendment application seeks:

"Variation of Condition 2 of planning permission 142552/FO/2025 to secure non-material amendments to the proposed plant to facilitate Electric Vehicle charging infrastructure as approved".

Background and Planning History

The application site is located circa 420 meters to the north east of Manchester Oxford Road Railway Station, located between Major Street, Sackville Street, Bloom Street and Abingdon Street. The application site comprises of an existing surface level car park operated by NCP. The application site is accessed to the south east via Bloom Street by vehicles and pedestrians. The application boundary comprises of the hard standing area within the NCP car park.

The site has limited planning history. A review of the online planning register map search function identifies the application site has been used as a public car park since the 1970s. The most recent consent at the site is reference: 142552/FO/2025, planning permission was granted in September



2025 for the 'Installation of drainage infrastructure, plant and associated works to facilitate Electric Vehicle charging infrastructure'.

Application Package

The table below sets out the drawings which have been submitted to support the NMA, and the corresponding drawings approved under application reference 142552/FO/2025 which are to be replaced:

Approved documents under reference: 142552/FO/2025	New documents submitted for approval
Proposed Site Plan - 944-SMR-MA-ZZ-DR-A-2003-S3-P7	Proposed Site Plan - 944-SMR-MA-ZZ-DR-A-2003-S3-P8
Bloom Street Site Elevation (Existing and Proposed) - 7944-SMR-MA-ZZ-DR-A-2007-S3-P5	Bloom Street Site Elevation (Existing and Proposed) - 2007-S3-P6
Substation Details - 7944-SMR-MA-ZZ-DR-A-2006-S3-P6	Substation Details - 2006-S3-P7
Proposed Drainage Plan - 242037-ECE-ZZ-XX-DR-C-5210 Rev PL9	Proposed Drainage Plan - 242037-ECE-ZZ-XX-DR-C-5210 P10
-	Existing Topo Contours Plan - 242037-ECE-ZZ-XX-DR-C-9010 Rev PL4
Sustainable Drainage Strategy - 242034-ECE-XX-XX-RP-C-0003 Rev PL7	Sustainable Drainage Strategy - 242034-ECE-XX-XX-RP-C-0003 Rev PL8

Proposed Amendments

Section 96A (1) of the Town and Country Planning Act 1990 (as amended) allows a local planning authority to make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

Paragraph 002 (ref. 17a-002-20140306) of the National Planning Practice Guidance (NPPG) states that there is no statutory definition of 'non-material' and that this is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

The amendments sought comprise:

- Plant layout adjusted with additional equipment and different size;
- Substation Details updated;
- Bloom street elevation updated to follow new plant equipment visible in that street;
- EV charger position indicatively located; and

- Kerb adjusted following tracking requirement.

As set out above, the works are non-material in nature and are required to optimise the Site for the operations of the identified end user. They do not materially alter the development as approved or cause adverse impacts not previously assessed. We consider the changes to be non-material having regard to the following analysis:

- The changes will not amend the use of the approval;
- The changes will not result in an intensity of use;
- The changes would not result in a change to the description of the application or conflict with conditions;
- The red line area remains the same;
- The changes would not have any implications in terms of adopted policy;
- There are no changes to the appearance of the site that would materially alter the aesthetic of the site;
- The overall provision of landscaping proposed remains the same across the Site;
- The changes are not such that they would warrant re-consultation given that the technical details remain unaffected;
- No increase to height on the site is proposed.

Conclusion

In summary, it is our opinion that the approved development, as outlined above, would not be materially affected by the application, and therefore, is considered to be non-material within this context.

We trust the application contains sufficient information to allow validation and we look forward to receiving confirmation of this in due course. In the interim, should you have any queries, please do not hesitate to contact us.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.