

Our Ref: 2022-23
Your Ref: PP-14203446

FAO: Jennifer Connor

Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Northspring, 6th Floor,
70 Spring Gardens,
Manchester M2 2BQ
E: info@njlconsulting.co.uk
www.njlconsulting.co.uk

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Dear Jennifer,

Re: Application under Section 73 of the Town & Country Planning Act (1990) of Planning Permission ref. 137994/FO/2023 to amend Condition 2 and 22.

We write on behalf of our client, Cube Homes, with an application under Section 73 of the Town and Country Planning Act (1990) to amend planning permission ref. 137994/FO/2023. Planning permission was granted in April 2025 for the following development at the former Manchester Islamic High School For Girls, 55 High Lane, Manchester:

'Erection of 12 no. 2.5 storey dwellinghouses; a pair of three storey semidetached dwellinghouses; a three storey building comprising 6 no. apartments; the retention and change of use of the existing mansion house together with the erection of a two storey side extension to form 2 no. dwellinghouses; creation of vehicular access points, associated landscaping, car parking and boundary treatment following the demolition of the other existing buildings and structures'.

The proposed minor material amendment (hereafter referred to as 'the S73') seeks to amend the approved plans under Condition 2 of planning permission ref: 137994/FO/2023 to incorporate a number of design changes (to be covered in further detail later in this supporting statement) following detailed design development. The S73 also proposes to amend the wording of Condition 22 to reflect the updated Landscape General Arrangement Plan.

The supporting cover letter, completed application form, and supporting documents were submitted electronically today via the Planning Portal (Ref: PP-14203446). The requisite fee of £2,085.00 has been paid online via the Planning Portal.

The documents and drawings which support this planning application and replace approved plans are summarised in the below table:

Superseded Document / Drawing Reference(s)	Replacement Drawing Reference
Bin Store Detail 22114_08 REV B	Bin Store Detail 22114_08_REV D
Proposed Site Layout 22114_01 REV P4	Proposed Site Layout 22114_01_REV P6
Type A Elevations 22114_HT_01_C	Type A Elevations 22114_HT_01_REV D
Type A Floor Plans 22114_HT_02_C	Type A Floor Plans 22114_HT_02_REV D
Type D-E Floor Plans 22114_HT_05_B	Type D-E Floor Plans 22114_HT_05_C_
Type D-E Elevations 22114_HT_06_B	Type D-E Elevations 22114_HT_06_C_
Landscape General Arrangement 348-LST-XX-XX-DR-L-0101 P03	Landscape General Arrangement 348-LST-XX-XX-DR-L-0101 P04

Proposed Revisions to the Scheme

For clarity, the following changes to the scheme are proposed:

1. Bin Store Detail
 - Sedum roof removed and replaced with a GRP detail.
2. Omission of Basements to House Type D–E
 - Site layout, floor plans and relevant elevation plans updated to remove railings from around basement lightwell.
3. Type A Properties
 - Omission of rear terraces
 - Replacement of railing balustrades with glazed balustrading
 - Ground floor window removed from the rear elevation and patio doors increased in width
4. Illustrative Street Scenes
 - Type A house types updated to reflect omission of rear terraces
 - Railings removed around the basement lightwell for House Types D-E
5. Landscape General Arrangement
 - Change from granite to standard paviors

Planning Assessment of Proposed Changes

This S73 application seeks approval for a number of minor material amendments to the approved residential scheme. The proposed changes are not considered to materially affect the nature or overall design quality of the development as previously approved. The proposals remain aligned with the principles established with the Local Planning Authority (LPA) through the original consent. An assessment of the proposed changes is provided below.

Bin Store Detail

The approved sedum (green) roof to the bin store is proposed to be replaced with a Glass Reinforced Plastic (GRP) roofing detail. This amendment has been made to enhance practicality and durability of the bin stores. The proposed change does not detract from the appearance or function of the bin store within the overall development. It is therefore considered acceptable in design terms.

Omission of Basements to House Types D–E

The previously approved basement levels for House Types D and E have been omitted. This proposed change has no impact on the approved building heights, footprints or external elevations. As such, there is no change in the visual appearance of the dwellings as perceived from the public realm. The removal of basements is not considered to materially alter the development, and the design remains consistent with the principles previously agreed with the LPA.

Type A Properties – Rear Terraces and Balcony Amendments

Minor amendments are proposed to the Type A properties, including the omission of rear terraces and the replacement of the previously approved railing balustrades with glazed balustrading. These changes are considered to enhance both the overall design quality and the security of the development. The introduction of glazed balustrades also helps to address previous public concerns regarding overlooking.

Furthermore, the removal of the rear terraces is not expected to negatively impact future residents' amenity, as all properties continue to benefit from direct access to private garden space.

Illustrative Street Scenes

The illustrative street scenes have been updated to reflect the revised house types described above. These amendments ensure consistency across the application drawings but do not materially alter the approved visual appearance of the development. The revised street scenes continue to demonstrate a coherent and high-quality residential streetscape that aligns with the design principles of the approved scheme.

Paving Revisions

Minor revisions are proposed to the paving within the Landscape General Arrangement Plan. In certain areas subject to vehicular movement, granite paving has been replaced with more durable and robust standard paviors. The change does not affect the overall landscape layout, nor does it alter the balance between hard and soft landscaping and so remains consistent with the approved scheme.

As a result of this change, this s73 application seeks to amend the wording of 22 to update the plan reference. Therefore, the proposed amended wording for Condition 22 is as follows:

*'The details of the hard and soft landscaping treatment scheme as set out within the approved drawing reference ~~Landscape General Arrangement 348-LSTXXX-DR-L-0101 P03~~ **Landscape General Arrangement 348-LST-XX-XX-DR-L-0101 P04** shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place'.*

Summary

This S73 application has been made on behalf of Cube Homes to amend the approved drawings under Condition 2 and Condition 22 of planning permission ref: 137994/FO/2023 following detailed design development to enable the build-out of the approved scheme.

We trust you have everything you require to validate this application, however, if you require anything further, please do not hesitate to contact me.

Yours Sincerely,

