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Manchester City Council
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Our Ref: EKPS/250407

Submitted via the Planning Portal

4 August 2025

For the attention of Lucy Harrison

Dear Sir or Madam,

Embassy Village Development: Application for a Non-Material Amendment to Planning Permission Reference 137608/JO/2023

On behalf of our client, Embassy, we are pleased to enclose an application submit an application which seeks approval for a 'Non Material Amendment' to Planning Permission (Ref 137608/JO/2023) granted on 13 October 2023, in respect of the land bound by the River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal and Egerton Street, Manchester M15 4LE (development known as 'Embassy Village').

This application fee of £383 has been paid electronically via the Planning Portal, and the application is supported by the following documents:

- This Covering Letter prepared by Euan Kellie Property Solutions;
- Completed Application Form and Associated Fee;
- Details of proposed external lighting scheme, including:
    - External Lighting Layout – Drawing no. L1527-ABA-SI-00-DR-E-63001 Rev. P04
    - Embassy Village Lighting Report – Rev 5
    - Embassy Village Lighting Data Sheets; A1E - CWLA160T4WWBM3; A2E - CWLA380T4WWBM3; AE - CWLA90T4WWBM3; B - FRN1500T4NWG; D - CPH100T5WWB; and FE - CWP80NWBM3.

Explanation for the Proposed Amendment

The proposed amendments relate to minor changes to the lighting proposals.

Embassy Village is obliged to delivered in line with the safety and environmental requirements set out by both Network Rail, and Transport for Greater Manchester to ensure that the benefits associated with this highly positive project are realised. These regulatory obligations include lux level restrictions to prevent light spillage onto railway tracks and eliminate glare risks for operational safety.

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Regulated by RICS

The lighting scheme now incorporates wall-mounted downlighters operating at minimum lux levels, ensuring compliance whilst reducing light pollution. Whilst the proposed lighting scheme is now different to that which was envisaged at planning approval stage, the proposed approach maintains adequate illumination for the intended use while meeting all safety and environmental requirements set by the rail operators.

Furthermore, the proposed scheme meets the requirements of Condition 24 (Ref: 137608/JO/2023) which states any external lighting shall be designed to control glare and overspill onto nearby residential properties.

The current approved lighting drawings are listed under condition 2 of planning permission ref. 137608/JO/2023 (2596-PLA-XX-XX-DR-L-4001 Rev P02 Lighting Strategy; and, E-001 P03 External Lighting Strategy Electrical Proposals) and this application therefore seeks to amend the wording of condition 2 to allow the revised drawings (as set out on Page 1 of this letter) to be listed instead.

Justification for the Proposed Amendment

Section 96A of the Town and Country Planning Act 1990 ("TCPA") allows a local planning authority ("LPA") in England to make a change to any planning permission where they are satisfied that the change is not material. Specific powers (at Section 96A(3)) are also provided to remove or alter existing conditions, including those listing approved drawings and documents.

Section 96a(2) of the TCPA states that in deciding whether a change is material, an LPA must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. Whilst there is no definition of what constitutes a non-material amendment, National Planning Practice Guidance ("PPG") recognises that it will be in the context of the overall scheme.

The proposed amendments to the proposed lighting scheme are considered non-material and the changes proposed do not alter the nature of the original application that was consulted upon.

It is therefore considered that the changes sought by this application constitute non-material amendments in accordance with the provisions set out in Section 96A of the Town and Country Planning Act 1990.

Summary

I trust the submitted information is sufficient to enable the application to be progressed and determined at the earliest opportunity, however if you have any queries or require any further information, please do not hesitate to contact me by phone (07904 225 814) or email.

Kind Regards.

[redacted]

Kelly Paddick MRTPI PISEP
Company Director
[redacted]

Enc. NMA Application