

205 Stockport Road,
Altrincham,
Manchester,
WA15 7SW

Planning,
Manchester City Council,
PO Box 532,
Manchester,
M60 2LA

Sent via the Planning Portal only

20th February 2025

Dear Sir / Madam,

Land occupied by the former St Luke's Social Club, Sulby Street, Moston

Hayley Knight Planning Limited, on behalf of Challenger Building Services Limited and Jigsaw Homes North, hereby apply to Manchester City Council seeking a non-material amendment to planning permission reference 134715/FO/2022, which granted permission for the erection of 8 dwellinghouses and 12 apartments (Use Class C3) with associated car parking landscaping and access following demolition of existing structure at the above Site.

The amendment subject of this application is seeking to relocate the fence along the side of Plot 1. Taking into account this change and the detail set out on the approved plans, this application comprises of the following plans and documents as submitted on the Planning Portal (reference PP-13794326):

- Application form;
- Existing Site Location Plan, reference P20064-FCH-XX-XX-DR-A-1103 revision P02; and
- Annotated Landscape Layout Plan.

These documents should be read alongside this submission letter, which sets out the planning considerations associated with the amendment.

The requisite application fee of £293.00 has been paid by the Applicant directly through the Planning Portal.

Planning Considerations

This non-material amendment application seeks permission for the relocation of the fence along the side boundary of plot 1 to remove an area of the that would otherwise be in the public domain and not benefit from overlooking, and hence be at risk of attracting anti-social behaviour. This area will now become part of the garden of Plot 1. The boundary treatment remains the same as approved.



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The amendment sought is very minor in nature. The scheme layout, housing mix etc. all remain the same as approved. The character and masterplan of the proposed development therefore remain the same. Ultimately this change is needed to ensure that the development provides a safe and secure environment, that does not provide any areas that do not benefit from natural surveillance and hence would otherwise attract anti-social behaviour.

Summary and Conclusion

Overall the scheme will remain the same as approved in November 2022, but for the fencing location alongside Plot 1. It is therefore respectfully requested these non-material minor amendments be approved.

I trust the information submitted with the application is appropriate and can be registered and validated expeditiously. If there is anything further that we can assist with, please do not hesitate to contact me.

Yours sincerely,

Hayley Knight

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