

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

Submitted via the Planning Portal only

19 March 2026

Dear Sir/Madam,

Application for Non-Material Amendment (Planning Portal Reference: PP-14783551)
Site: Land off Pitsford Road, Manchester

We write on behalf of our client, Bellway Homes Limited, regarding the above site. Planning was granted on 14.03.25 under application reference 140311/FO/2024, for the following description of development:

'Erection of a residential development (Use Class C3a) with associated landscaping, boundary treatment, infrastructure and ancillary works.'

As per this approval, a substation was proposed to the north west of the site, accessed off Trimley Avenue.

Following approval of application 140311/FO/2024, the scheme has progressed through detailed design development in accordance with the commencement of work onsite. As part of this process, a further review of the proposed energy efficiency measures was undertaken. This review concluded that with to the addition of solar panels to all dwellings, the electric point of connection has altered from a High Voltage (HV) to a Low Voltage (LV) requirement.

Therefore, the substation is no longer required to supply the site.

Condition 39 states the following:

'Prior to any above ground works, details of the siting scale and appearance of the sub station shall be submitted in approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.'

The position with the substation was raised and explained to Jennifer Atkinson, Principal Planning Manager at Manchester City Council, on 28 January 2026. Broadgrove queried whether the removal of Condition 39 would be acceptable under a non-material amendment application, to which Jennifer Atkinson responded on 28 January 2026 confirming that this process would be acceptable.

Therefore, this application seeks a non-material amendment to application 140311/FO/2024 to remove Condition 39. The provision of details of the siting, scale and appearance of the substation and subsequent LPA agreement are not relevant,

due to the substation no longer being required from an energy efficiency perspective. Additional landscaping is proposed in its place, in keeping with the wider site entrance off Queens Road, and positively contributing to the character of the street scene at Trimley Avenue.

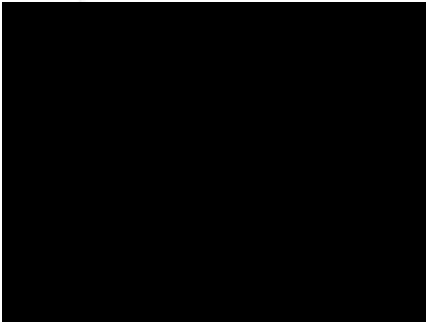
Condition 2 of application reference 140311/FO/2024 does not specifically list the below approved plan reference. Therefore, Condition 2 does not require varying or updating to reflect the changes proposed as per this non-material amendment application.

The following approved plans have been updated to reflect the non-material amendment as proposed by this application:

Approved Plan Reference	Updated Plan Reference
BHM282-PL01_Planning Layout Rev G	BHM282-PL01_Planning Layout Rev R

We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



Encl: as referenced.