MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

White Moss Road

Address Line 2

Dam Head Drive

Address Line 3

Charlestown

Town/city

Manchester

Postcode

M9 6LX

Description of site location must be completed if postcode is not known:

Easting (x)

386431

Northing (y)

403441

Description

Large area of disused grassland to the Southeast of White Moss road, Manchester. The site proceeds southeast around the existing infrastructure and finishes on the large area of grassland opposite Dam head Drive. M9 6LX.

Applicant Details

Name/Company

Title

Mr

First name

Jon

Surname

Sharp

Company Name

Casey Group

Address

Address line 1

Rydings Road

Address line 2

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL12 9PS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Surname

John McCall Architects

Company Name

John McCall Architects

Address

Address line 1

John McCall Architects

Address line 2

No1 Arts Village

Address line 3

Henry Street

Town/City

Liverpool

County

Country

Postcode

L1 5BS

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Erection of 30 x 2 storey dwellinghouses (Class C3) together with associated parking, landscaping and boundary treatment - (135802/FO/2022) - Date of Decision 24/04/2024.

Section 73 application was submitted and approved following full planning permission and is referenced below

Reference number

141051/JO/2024

Date of decision

02/04/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

We are seeking to make changes to the block types to include additional windows for the first floor bathrooms, small changes to the size of windows and doors on the rear and some side elevations and minor changes to the internal plans. We are also seeking to include the agreed footpath route between units 4 and 5 which has previously been agreed with Manchester city council highways department. Further to this two trees have been discovered which we are planning on removing due to their location and safety concerns.

Please state why you wish to make this amendment

We are seeking to make this amendment to allow greater ventilation to the bathrooms as well as providing more daylight to reduce energy demands. We are seeking to make changes to the rear windows and doors to better align with the first floor windows and allow sufficient room for kitchen appliances. The addition of the public footpath route between units 4 and 5 which has previously been agreed with Manchester city council highways department which was requested by a consultee as part of the land transfer agreement with the council. Finally we are seeking to remove two trees that have not been picked up as part of the topographic survey due to their location and safety concerns.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

BLOCK TYPE A - BLOCKS 1, 2, 6, 9, 14, numbered PL.009A
BLOCK TYPE B- BLOCK 11, numbered PL.010A
BLOCK TYPE C- BLOCK 13, numbered PL.011A
BLOCK TYPE D- BLOCKS 5, 8, 10, 16, numbered PL.012A
BLOCK TYPE E- BLOCKS 3,15, numbered PL.013B
BLOCK TYPE F- BLOCK 12, numbered PL.014A
BLOCK TYPE G- BLOCKS 4, 7, numbered PL.015A
PL.008F Boundary Treatments
PL.003N White Moss Road Proposed Site Plan

New plan/drawing numbers

L.200C Block A - GA Plans and Elevations
L.207C Block B - GA Plans and Elevations
L.214C Block C - GA Plans and Elevations
L.221C Block D - GA Plans and Elevations
L.228D Block E - GA Plans and Elevations
L.235C Block F - GA Plans and Elevations
L.242C Block G - GA Plans and Elevations
PL.008J Boundary Treatments
PL.003R White Moss Road Proposed Site Plan

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

John McCall

Date

21/01/2026