

Summary Planning Statement v.1

January 2026

515-521 Barlow Moor Rd, Manchester M21 8AQ

1.0 Introduction/ Background

This Non-Material Amendment (NMA) submission is made on behalf of APL (hereafter referred to as the applicant).

APL are an established and award-winning developer that has delivered numerous exemplary residential regeneration schemes across Chorlton.

The site subject to this NMA is located on a strategic route through Chorlton. A previously developed site that will, as a result benefit from significant investment and provide for superior open market homes, including family homes.

The applicant received planning permission on the 5th July 2021 for the comprehensive regeneration of the building at 515-521 Barlow Moor Road, the approved description of development is set out below.

“Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6no. car parking spaces.”

Following the approval, information required to be submitted by several planning conditions was submitted and approved.

Subsequently on the 27th June 2025 minor amendments to the design were sought and the following amendments were approved, and the new planning permission reference is 142731/JO/2025.

“Variation of condition 2 (approved plans) from planning approval reference 127241/FO/2020 to allow amendments including: introduction of front and rear roof dormers, reconfiguration of the attic dormer space, reconfiguration of the ground floor to amend the position of the front entrance together with associated elevation alterations including repositioning of stair rises, alteration of cladding material, amendments to floor heights to rationalise floor levels, internal layout amendments, repositioning of rooflights, installation of 1no. additional rooflight, and updated landscaping scheme”

So, whilst when planning permission is granted, development must take place in accordance with the permission and conditions attached to it, (and with any associated legal agreements), it is a common occurrence that new matters can arise during the delivery of a development.

This can happen more frequently with major development following receipt of permission; often further technical investigations are required and considerations on the deliverability of the proposed development. Where matters are fundamental or substantial the S73 amendment to vary a planning condition(s) as the applicant as recently received approval for is the appropriate route. Where a less than substantial change is proposed it is for such reasons that the Government introduced Section 96A of The Town and Country Planning Act, 1990 for non-material amendments.

2.0 The NMA Submission and Justification

The applicant seeks a non-material amendment to revise the description of development to remove from the last line the specific number of car parking spaces. Thus, the request is that the last line of the description of development shall be revised to read:

“Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of car parking spaces.”

There is no statutory definition of what is considered “non-material” and Government advises that this is because it will be dependent upon the context of the overall scheme.

The applicant is not seeking any amendments to approved plans as part of this request and thus the approved plans will still when read as a whole correlate to this revised description of development. Thus, car parking shall be delivered as part of the development. Given the major status of the planning permission the request to remove “no 6 “from the description of development is considered non-material and as the development can still be delivered as previous approved.

This will allow the development to remain current and respond to the technical and market needs as delivery takes place and as appropriate seek an alternative number of parking spaces.

Indeed, this could be more or less.

This submission does not seek to amend any approved drawings at this stage. At present the applicant is preparing to bring forward a S73 variation of conditions application separately, which also follows engagement with neighbours to seek an increase in the number of car parking spaces. This is not a matter for the determination currently before the Local Planning Authority under this S96A request and will be dealt with separately and appropriately consulted upon under statute.

The only matter before the Local Planning Authority for determination is consideration and agreement to the request to amend the description of development, to remove reference to “no 6”, in relation to the number of vehicles approved.

It is worthy of note that the basis and scope of S96A of the Act, was clarified several years ago in the Court of Appeal case judgment of R (Fulford Parish Council) v City of York Council [2019] EWCA Civ 1359 of 2019. In particular the Courts held that the “planning permission” to which S96A refers to is the package consisting of the grant of planning permission itself, together with any conditions to which the grant is subjected to. Thus the “package” includes the description of development.

Indeed, this is not the first time a S96A request has been submitted to Manchester City Council Local Planning Authority to seek a non-material amendment to the description of an approved development. Three other recent approvals by Manchester City Council are summarised below (in Table 1 for reference).

Table 1: NMA Description of Development Amendments

Reference	Site	Approved development
142148/NMC/2025	Land at Cornbrook	Amends the mix of development and heights. Approved 19.02.2025
141699/NMC/2024	<i>Former Debenhams, 109–127 Market Street, Manchester</i>	Amends the description of development to account for minor amendments to the ground floor layout, rooftop and other minor changes. Approved 17.04.2024
144704/NMC/2025	Boulton House, 17–21 Chorlton Street	Amends the description of development to refer to serviced accommodation. Approved 18.12.2025

The Local Planning Authority are asked to therefore apply a consistent decision-making approach to the applicant's scheme at 515 Barlow Moor Road.

3.0 Conclusion

The applicant requests approval to this non-material amendment application to amend the description of development to remove the specific number of car parking spaces. The applicant has presented the case as to why this route is acceptable and necessary for the future delivery of the development.

End

Bramhall Town Planning Limited, January 2026.