

28 November 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

Vision House, 100 Floats Road, Manchester, M23 9PL

Application for Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 to Planning Permission Reference: 143385/FO/2025

Planning Portal Ref. PP-14512495

We the applicant, Witherslack Group Limited, submit an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 to Condition 2 (Approved Drawings) scheduled to planning permission ref. 143385/FO/2025 to allow for a non-material amendment to the approved drawings.

In support of this application the following documents have been submitted:

- Approved Drawing – B103 ‘Proposed Floor Plans and Elevations’;
- Existing Plans and Elevations – AG25/0475-01
- Proposed Plans and Elevations – AG25/0475-02
- Planning Statement (this Cover Letter)

The application has been submitted electronically online via the Planning Portal alongside the requisite application fee of £383.00.

Planning Context and Background

Planning permission 143385/FO/2025 was granted by Manchester City Council on the 29th August 2024 for the following development at Vision House (the Site):

“Change of use of existing vacant office building (Use Class E) to a SEND school (Use Class F1(a)), and associated landscaping works to facilitate the use”

Following the grant of planning permission, Witherslack Group have now acquired the property from the previous owner and applicant (Hurstwood Properties (R) Limited). The approved internal layouts have been reviewed by our operations team and subsequently

require numerous internal amendments to ensure the best layout and facilities are provided for staff and pupils.

Proposed Amendments

This application seeks the following amendments to the approved development's floor plans:

- Internal Layouts / Floor Plans
 - The internal floor layouts have been amended to optimise the location of operational classrooms and supporting facilities. These changes are all internal and do not include any significant structural work (largely all internal stud partitions being removed and re-provided).
- New External Doors
 - To optimise the internal layouts for future operational use, 3 new external doors are proposed. All doors are located a ground floor level; would match the existing doors around the building (in appearance, scale and materials) and would not be visible from any public vantage points. The proposed doors would be immaterial to the wider appearance of the building.

Please refer to the submitted drawings for further details and Appendix 1 (enclosed with this Cover Letter) which outlines those drawings being amended under this application.

Legislation for a Non-Material Amendment

The power to make non-material changes to a planning permission is provided under Section 96A of the Town and Country Planning Act (1990) which states:

(1) A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2) In deciding whether a change is material, a local planning authority 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.

(3) The power conferred by subsection (1) includes power—
(a) to impose new conditions;
(b) to remove or alter existing conditions.

(4) The power conferred by subsection (1) may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission relates.

Section 96A of the Act 1990 is clear that, subject to the Council being satisfied that a proposed change is not material, an application may be considered for a change to any planning permission.

The National Planning Practice Guidance (NPPG) states that there is no statutory definition for 'non-material' as it is deemed to be very much dependent upon the context of each development proposal – for example, an amendment that is non-material in one context may be material in another. NPPG is also clear that local planning authorities should be pragmatic and take a reasonable approach to possible amendments to ensure the timely delivery of development.

Importantly, all amendments are internal with the exception of the proposed new external doors being limited in size and not visible. The proposed amendment would therefore remain consistent with the overall scale and nature of the approved development and compliant with the development plan, including the Manchester Core Strategy (2012 and 2024) and the National Planning Policy Framework (2024).

We trust that the information contained in this letter is sufficient for you to validate and determine this non-material amendment application positively. However, should you have any further queries please do not hesitate to contact the undersigned.

Yours faithfully,



Rupert Litherland

Planning & Acquisition Manager

For and on behalf of Witherslack Group Limited

APPENDIX 1 – DRAWING SCHEDULE

Drawing	Approved (Aug 2025)	Proposed (Nov 2025)
B100 (Location Plan and Existing Site Plan);	Rev -	<i>No Amendments</i>
B102/ B (Proposed Site Plan);	Rev B	<i>No Amendments</i>
B103 (Proposed Floor Plans and Elevations).	Rev -	<i>[Superseded]</i>
AG25/0475-01 (Existing Plans and Elevations)	-	Rev -
AG25/0475-02 (Proposed Plans and Elevations)	-	Rev -