

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144743/NMC/2025
Date registered valid:	11 December 2025
Proposal:	Non-Material Amendment application to Planning Approval reference 143227/JO/2025 to allow: amendments to window arrangement; inclusion of areas of obscure glazing to ground floor medical centre; relocation of bin store and removal of door; addition of privacy screens between and duplexes at terrace level; joints to double height windows with perforated panel added; medical centre entrance/exit altered; increased spandrel height to full height curtain wall; windows to stair core replaced with opaque glazed; louvres above windows removed; curtain wall narrowed with addition of side panel; security parking barrier added; gate to east boundary moved towards northern elevation building edge; alteration to proposed perforation pattern; replacement of glazing with a solid panel; additional double doorset; no. of PV panels altered; duplex apartment reduction in area; additional medical centre louvres added; omission of pedestrian gate; changes to roof arrangement; and update to car park mullion design.
Address:	Site Bound By The Boulevard, The Avenue, Didsbury High School And Existing Properties On Clearwater Drive, Manchester
Ward(s):	Didsbury West Ward
Applicant:	Sophie Crawshaw Southway Housing Trust Ltd
Agent (if any):	Mr Roy Elston Bridgestone Construction Ltd
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	APPROVE
Date of recommendation:	07.01.2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located to the east of Princess Road, accessed via The Boulevard in the West Didsbury ward and is bounded by The Avenue to the west, the rear of residential properties on Clearwater Drive to the east, The Boulevard to the north and Didsbury High School to the south. Prior to construction works starting the site comprised of overgrown scrub and a mixture of self-seeded and planted trees particularly along the eastern boundary as part of historic landscaping schemes associated with the wider redevelopment of adjacent land; the site is 0.3 hectares in size. This site was the last remaining parcel of land following the clearance and redevelopment of the former Withington Hospital site that had taken place over the previous 20 years. The redevelopment of the wider area has provided a mix of residential dwellinghouses and apartments, offices, commercial space and a secondary school to the south accessed via The Avenue.

Description of development

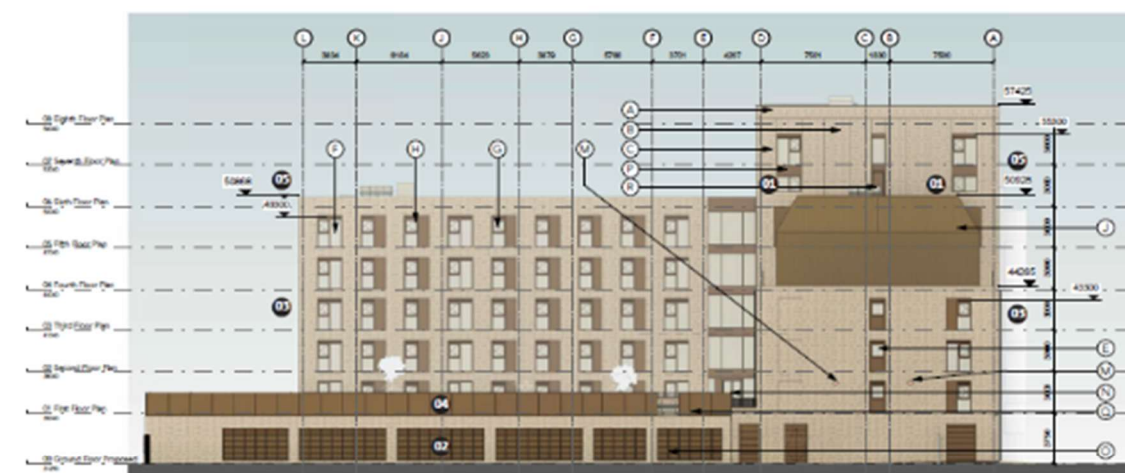
Planning approval was granted for the redevelopment of the site to provide residential accommodation and a ground floor medical practice in January 2023 (planning approval reference 135235/FO/2022). The approved scheme was for a part 8 and part 6 storey building to provide 76 residential apartments and a ground floor medical centre use, the scheme includes car parking over a two-tiered decked car park together with landscaping and other associated works. Since the granting of approval, the applicant has sought to discharge a number of conditions attached to the planning permission and works are now well progressed on site to deliver this scheme.

A subsequent variation of condition application was approved in September 2025 (reference 143227/JO/2025) that sought a number of amendments to the approved scheme following further detailed design work post planning approval and as a result of consultation with the fire engineer and amendments to building regulations. The proposed amendments approved under this application were: increase in building height; elevational alterations including to window heights, louvred screens at ground floor including to the car park podium; removal of green wall to car park; and positioning alteration to car park ramp.

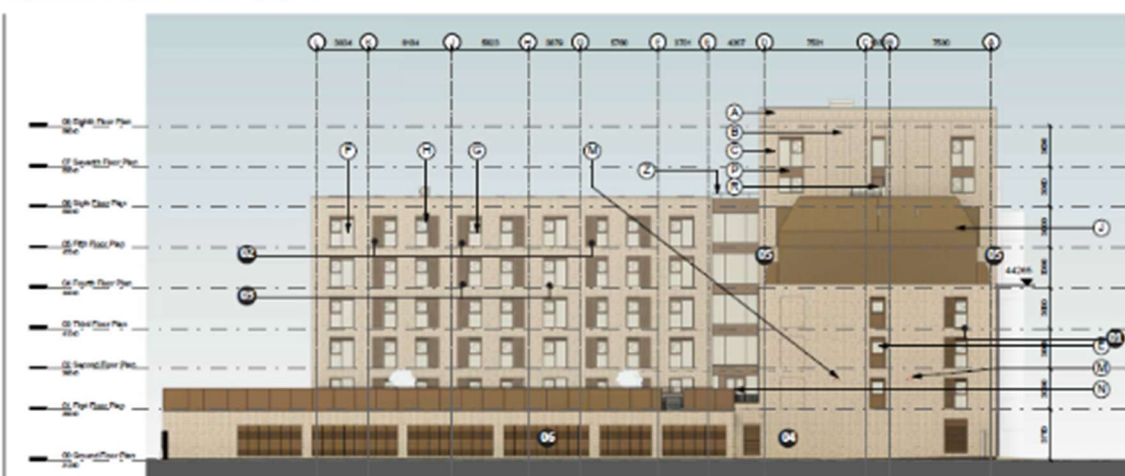
The current application is for non-material amendments to the planning approval and these relate to:

- Amendments to window arrangement;
- Obscure glazing to ground floor medical centre;
- Internal relocation of bin store and removal of door;
- addition of privacy screens between and duplexes at terrace level;
- joints to double height windows with perforated panel added;
- medical centre entrance/exit altered;
- increased spandrel height to full height curtain wall;
- windows to stair core replaced with opaque glazed;
- louvres above windows removed;
- curtain wall narrowed with addition of side panel;
- security parking barrier added;
- gate to east boundary moved towards northern elevation building edge;
- alteration to proposed perforation pattern;
- replacement of glazing with a solid panel;
- additional double doorset;
- no. of PV panels altered;
- duplex apartment reduction in area;
- additional medical centre louvres added;
- omission of pedestrian gate;
- changes to roof arrangement; and,
- update to car park mullion design.

East Elevation



Approved Planning Drawing - 143227/10/2025



Amended Drawing

- 01. Windows in column to have obscure glazing
- 02. Windows (& perforated panel) in column mirrored
- 03. Perforated spandrel panel added / removed from window column. See 'Proposed Bay Study Sh. 1' for details
- 04. Bin store relocated so door removed
- 05. Privacy screens added between and at end of duplexes at terrace level (x6 in total)
- 06. Mullion design updated to car park louvres

Proposed amendments are set out on the bottom drawing.

North Elevation



Approved Planning Drawing - 143227/JO/2025

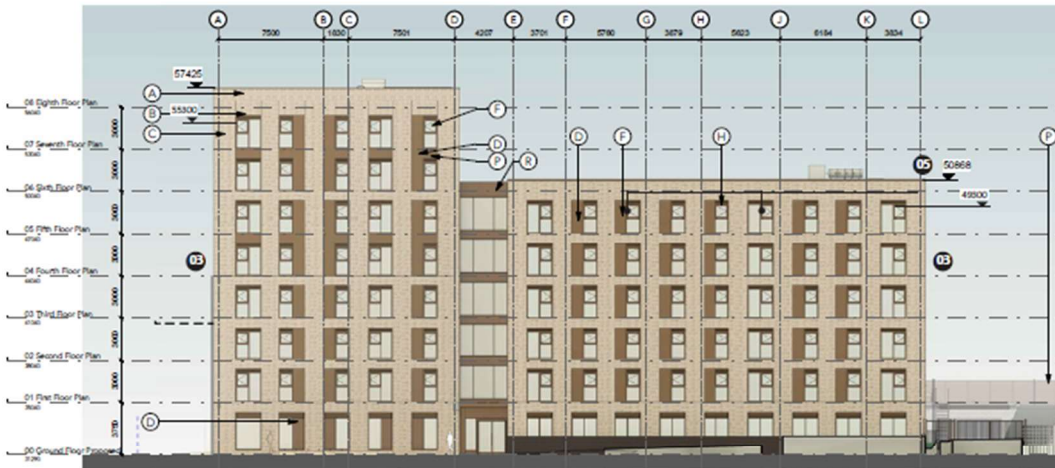


Amended Drawing

- 01. Glazed screens updated to '4 panel' arrangement with integrated patio door
- 02. Areas of obscure glazing to medical centre
- 03. Privacy screens added between and at end of duplexes at terrace level (x6 in total)
- 04. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details
- 05. Windows (& perforated panel) in column mirrored
- 06. Medical centre entrance / exit altered
- 07. Gate to east boundary moved towards northern elevation building edge

Proposed amendments are set out on the bottom drawing.

West Elevation



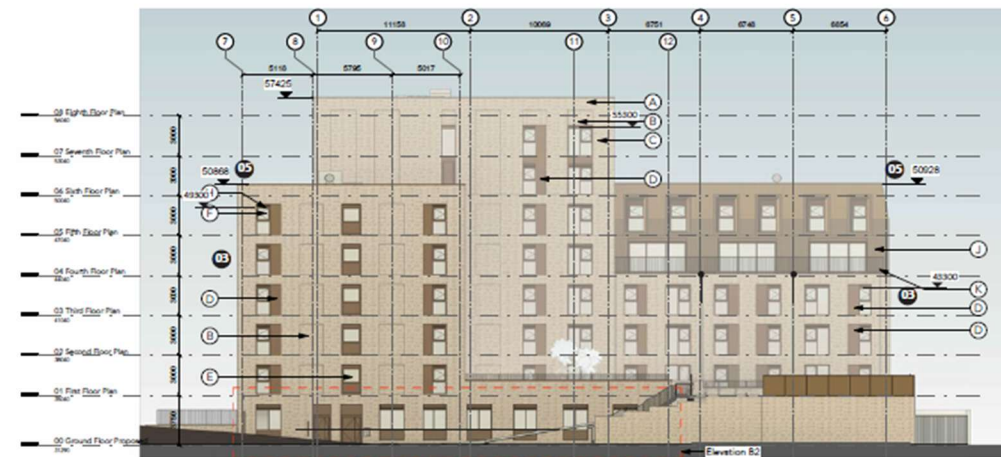
Approved Planning Drawing - 143227/10/2025



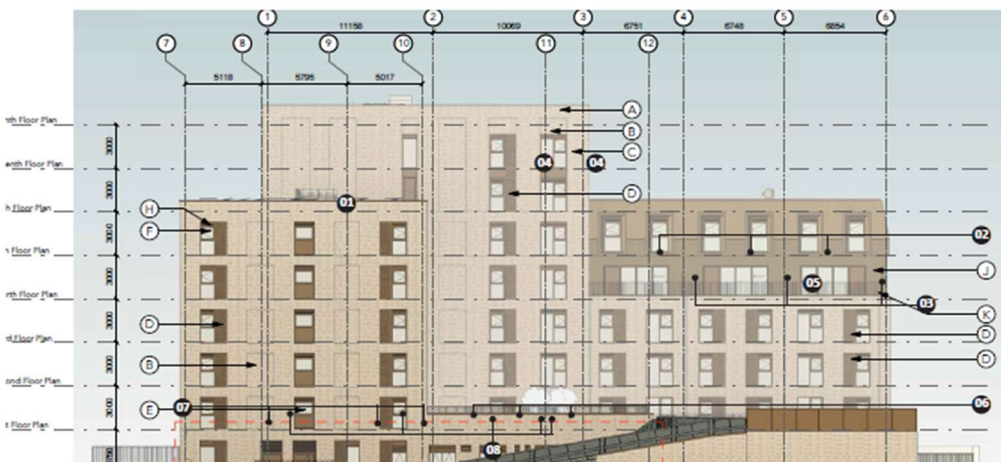
- 01. Areas of obscure glazing to medical centre
- 02. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details
- 03. Windows (& perforated panel) in column mirrored
- 04. Perforated spandrel panel added / removed from window column. See 'Proposed Bay Study Sh. 1' for details
- 05. Increased spandrel height to full height curtain wall
- 06. Security Parking Barrier added (appearance TBC)

Proposed amendments are set out on the bottom drawing.

South Elevation



Approved Planning Drawing - 143227/10/2025



Amended Drawing

01. Windows to staircore replaced with opaque glazed panel

02. Glazed screens updated to '4 panel' arrangement with integrated sliding patio door

03. Privacy screens added between and at end of duplexes at terrace level (x6 in total)

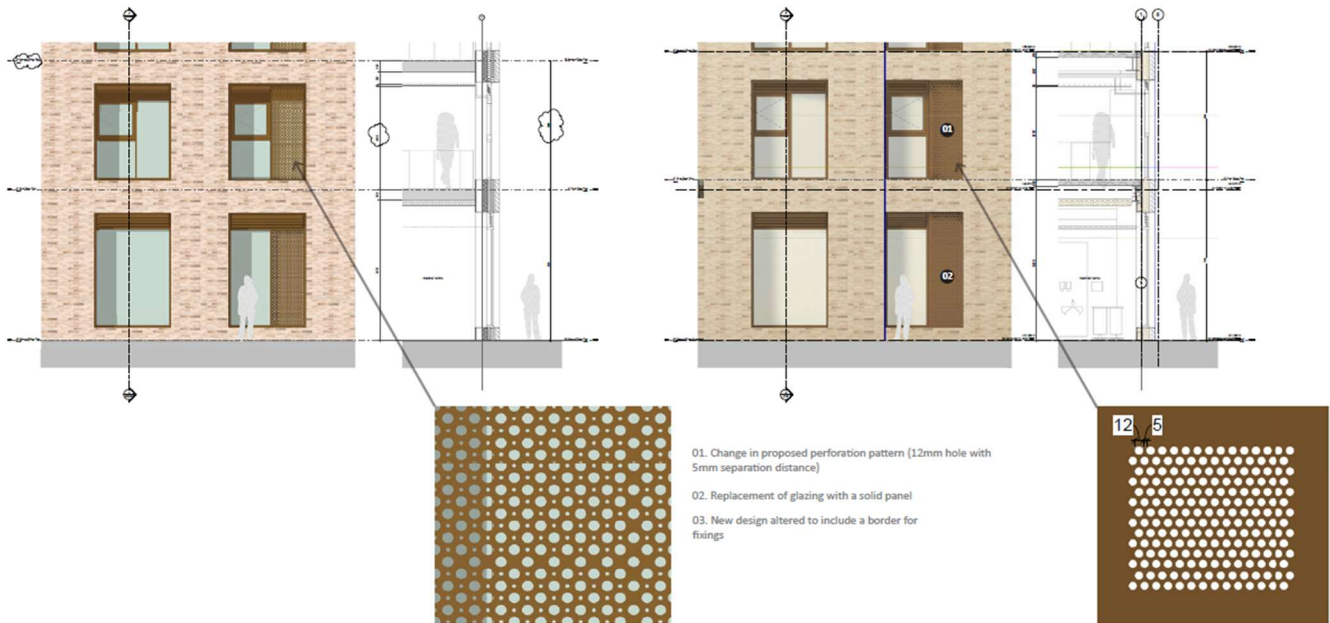
04. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details

05. Windows in column mirrored

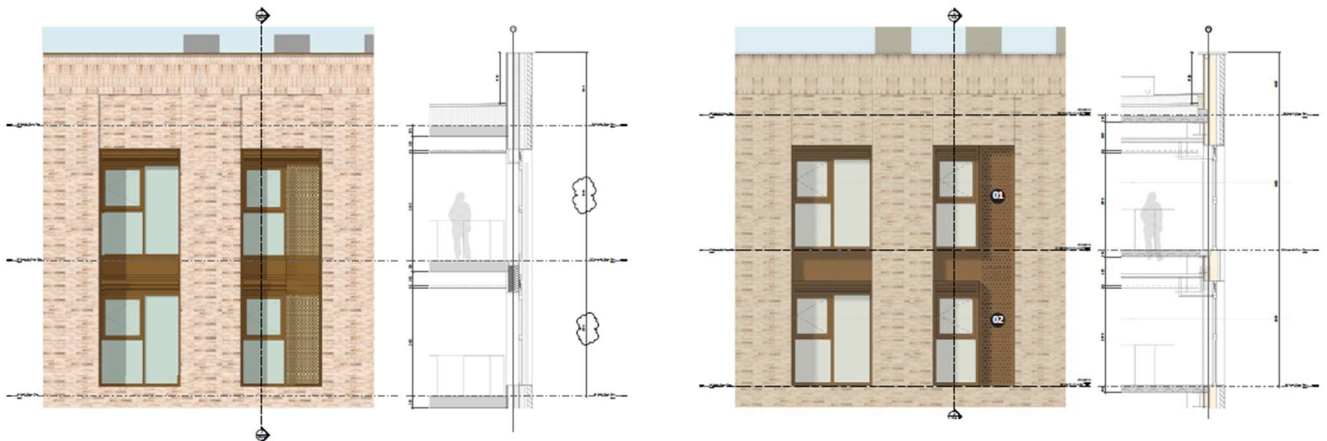
06. Curtain wall narrowed with addition of side panel

07. Additional medical centre louvres added

Proposed amendments are set out on the bottom drawing.



Amendment to window panel and glazing detail (Bay study 1), amended detail to the right



Amendment to window panel and glazing detail (Bay study 2), amended detail to the right

Duplex Type B has been subject to a number of iterative changes which have effected the overall area assigned to this apartment. As such it has been changed from a 2 Bed 4 Person to a 2 Bed 3 Person layout in order to comply with the minimum nationally described space standards.

A summary of the impacts which have resulted in the reduced area are as follows:

- The external wall along the duplex terrace has progressively moved inward as the wall build-up has evolved. In order to maintain the terrace, the resulting interior space has been reduced.
- The addition of column encasements around the steel columns further reduced the apartment's internal area. Initially deriving from fire protection requirements and later following additional acoustic requirements.
- Additional acoustic linings around beams as well as soundproofing to the stair and upper floor bathroom, have also reduced the usable space within the apartment by widening party walls and other partitions.

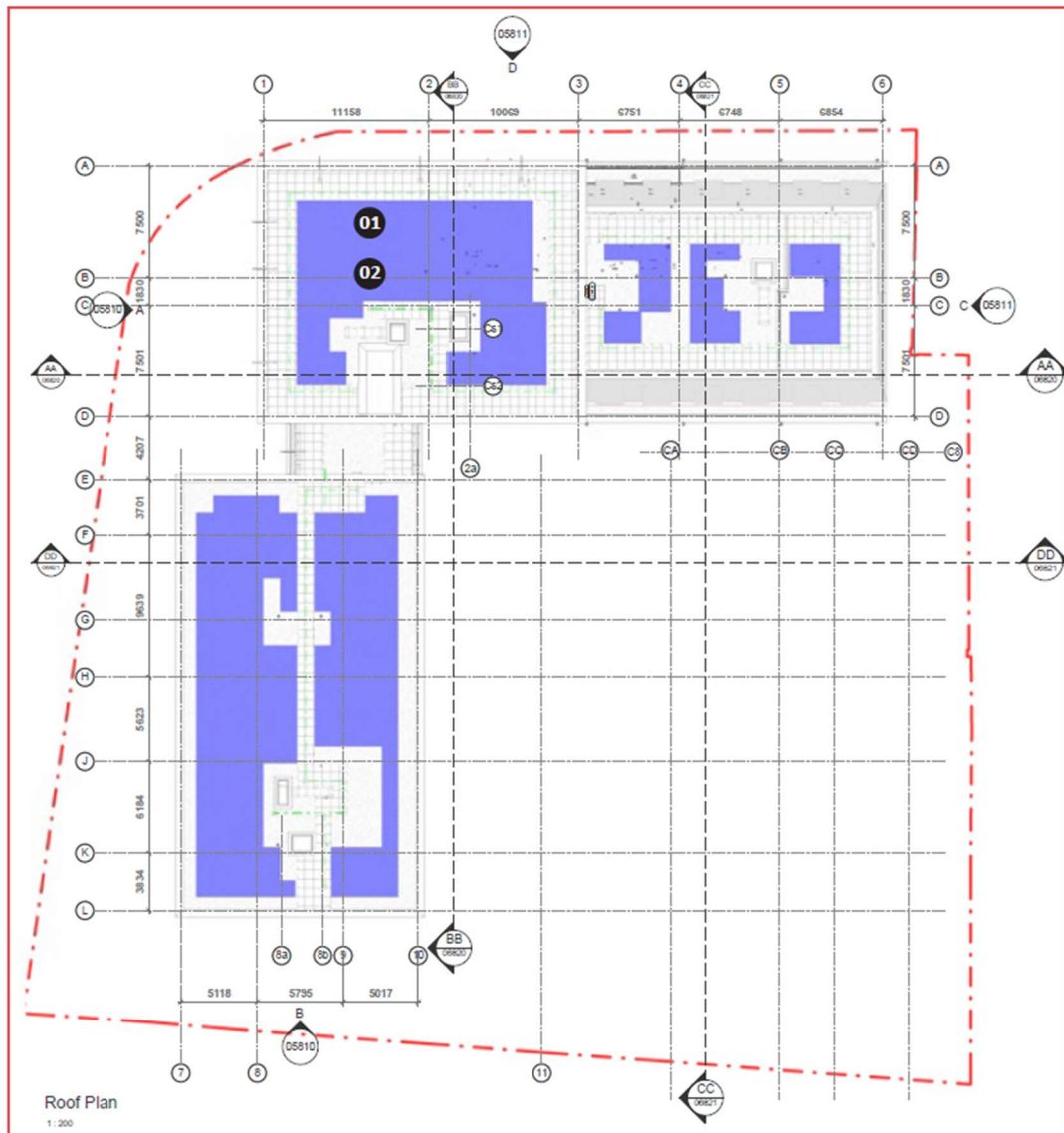
- The smoke shaft was redesigned to accommodate a new service riser, enabling soil vent pipes (SVPs) to vent at the roof level for lower apartments. This adjustment made room for additional services but affected the layout of Type B negatively.

The updated podium layout has been subject to a number of design changes due to technical requirements regarding fire spread related to build up and rear limitations. The gro roof guidance stipulates firebreak zones around the rooflights which has reduced the area of vegetation that could be incorporated into the scheme.



NMC drawing of landscaped podium to the left; Approved to the right

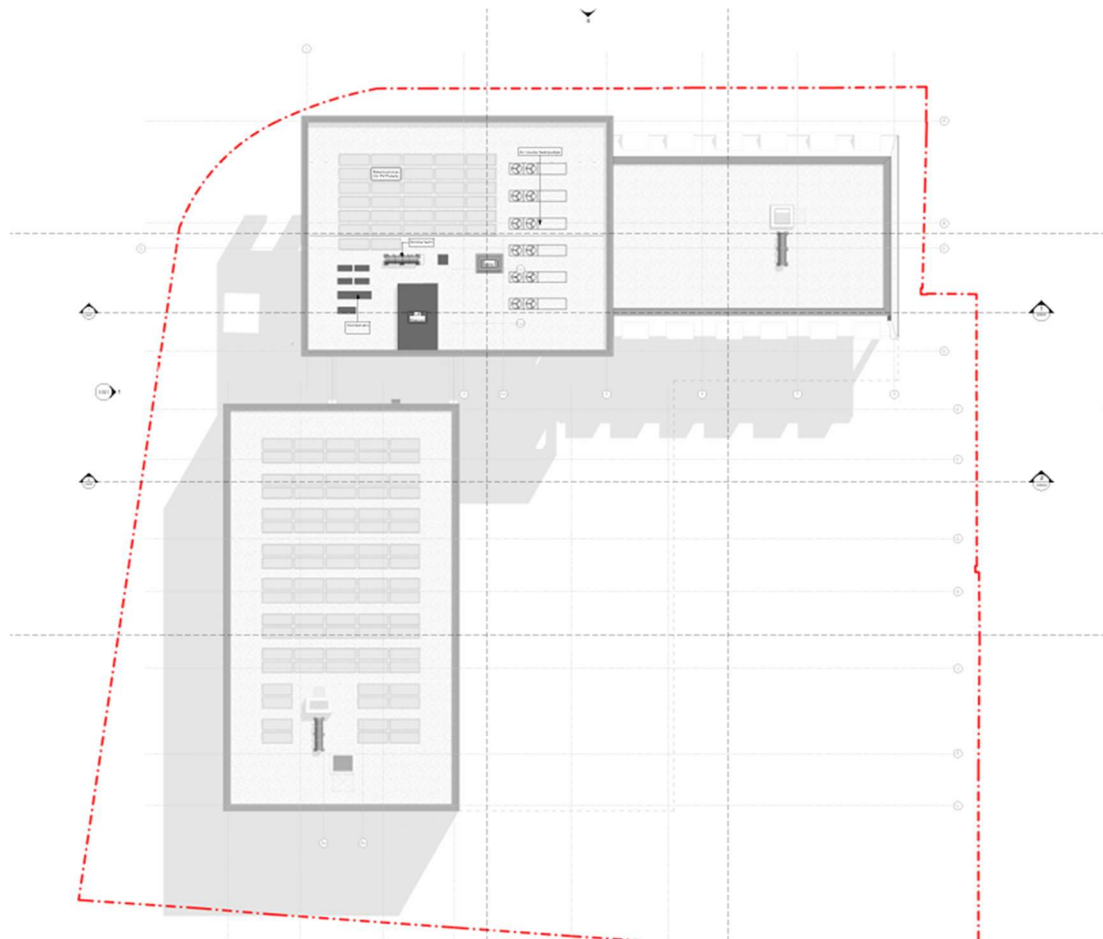
Amended Drawing



01. PV Zone — Approx. 270.1 m² Solar PV Coverage to ensure EPC B achieved

02. Roof arrangement

Amended roof plan showing extent of roof PV panels in purple



As approved roof panel with Roof PV panels shaded grey

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material this includes alterations to conditions of an approval. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted. The current application seeks a non-material amendment to the permission to allow for a number of amendments to the approved scheme. These amendments are detailed in the above section.

Following an assessment of the amendments proposed it is considered that these are non-material in nature and as such the changes are not considered to materially alter the originally approved scheme, would not give rise to unacceptable impacts on residential amenity, and would not give rise to impacts on the character of the area in which the site is located. As a result of these amendments an update to condition number 2 (specified plans) is required to refer to the updated plans.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: APPROVE

- 1) The proposed amendments relate to:
 - amendments to window arrangement;
 - inclusion of areas of obscure glazing to ground floor medical centre;
 - relocation of bin store and removal of door;
 - addition of privacy screens between and duplexes at terrace level;
 - joints to double height windows with perforated panel added;
 - medical centre entrance/exit altered;
 - increased spandrel height to full height curtain wall;
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 - louvres above windows removed;
 - curtain wall narrowed with addition of side panel;
 - security parking barrier added;
 - gate to east boundary moved towards northern elevation building edge;
 - alteration to proposed perforation pattern;
 - replacement of glazing with a solid panel;
 - additional double doorset;
 - no. of PV panels altered;
 - duplex apartment reduction in area;
 - additional medical centre louvres added;
 - omission of pedestrian gate;
 - changes to roof arrangement; and
 - update to car park mullion design.
- 2) Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes would have no significant material impact upon the appearance of the development within the streetscene or character of the wider area. It is also considered that the proposals subject of this application would not have any impact on the amenity of any existing residential properties.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

8845-BUT-ZZ-00-DR-A-04800 - Rev P1 - Ground Floor GA Plan
8845-BUT-ZZ-01-DR-A-04801 - Rev P1 - First Floor GA Plan
8845-BUT-ZZ-02-DR-A-04802 - Rev P1 - Second Floor GA Plan
8845-BUT-ZZ-03-DR-A-04803- Rev P1 - Third Floor GA Plan
8845-BUT-ZZ-04-DR-A-04804- Rev P1 - Fourth Floor GA Plan
8845-BUT-ZZ-05-DR-A-04805- Rev P1 - Fifth Floor GA Plan
8845-BUT-ZZ-06-DR-A-04806- Rev P1 - Sixth Floor GA Plan
8845-BUT-ZZ-07-DR-A-04807- Rev P1 - Seventh Floor GA Plan
8845-BUT-ZZ-R1-DR-A-04808- Rev P1 - Roof GA Plan
8845-BUT-ZZ-ZZ-DR-A-05810- Rev P1 - GA Elevations - Sheet 1
8845-BUT-ZZ-ZZ-DR-A-05811- Rev P2 - GA Elevations - Sheet 2
8845-BUT-ZZ-ZZ-DR-A-06820- Rev P1 - Proposed GA Sections Sheet 1
8845-BUT-ZZ-ZZ-DR-A-06821- Rev P1 - Proposed GA Sections Sheet 2
8845-BUT-ZZ-00-DR-A-04810 - Rev P2 - Proposed Site Plan

Linked Drawings and Documents from planning approval reference 135235/FO/2022

8845-BA-Z1-XX-SH-A-(09)001 Rev P9 ACCOMMODATION SCHEDULE
As received on the 10th January 2023

NOISE IMPACT ASSESSMENT reference 28562-NIA1-REV6
As received on the 8th December 2022

GEO ENVIRONMENTAL APPRAISAL REF GRO-20064-2216 Dated 10 May 2021
PERMANENT GROUND GAS RISK ASSESSMENT REF GRO-20064-2788 Dated September 2021
REMEDIAL SPECIFICATION REF GRO-20064-4035 Dated 02 December 2022
As received on the 7th December 2022

GEO-ENVIRONMENTAL APPRAISAL REPORT Report Ref: 10/0867/001 Dated April 2016 As received on the 14th November 2022

0604-PLI-ZZ-GF-DR-L-0250 Rev P02 HARD & SOFT LANDSCAPE MATERIALS PLAN
0604-PLI-ZZ-ZZ-DR-L-0140 Rev P02 LANDSCAPE SECTIONS
0604-PLI-ZZ-ZZ-DR-L-0300 Rev P02 PLANTING PLAN
0604-PLI-ZZ-ZZ-RP-L-0990 REV 02 LANDSCAPE MANAGEMENT & MAINTENANCE PLAN
8845-BA-XX-ZZ-DR-A-(05)104 Rev P4 ELEVATION BAY STUDY
8845-BA-XX-ZZ-DR-A-(05)105 Rev P4 BAY STUDY (1 OF 2)
8845-BA-XX-ZZ-DR-A-(05)106 Rev P4 BAY STUDY (2 OF 2)

Design and Access Statement Dated September 2022
Energy and Environmental Standards Statement Rev P1 dated 02/09/2022
Pre-Construction Signal Reception Impact Survey dated 29th November 2021
AIR QUALITY ASSESSMENT reference 20220218_MCP2521 V2 February 2022
Crime Impact Statement Ref 2021/0599/CIS/01 Version B
Fire Statement Project No.: MA21015 Dated 17/12/2021
ARBORICULTURAL IMPACT ASSESSMENT Dated March 2022
PRELIMINARY ECOLOGICAL APPRAISAL Ref 80-665-R1-2 Dated January 2022

Flood Risk Assessment and Drainage Strategy Dated 17 January 2022
GEO-ENVIRONMENTAL APPRAISAL reference GRO-20064-2216 Dated May 2021
Transport Statement v1.1 Dated 13 October 2022
Travel Plan V1.1 Dated 13 October 2022
All as received on 19th October 2022

Substation Noise Assessment prepared by Jameson Acoustics reference 22163-TN-1-R0 dated 11th August 2025

Approved documents received on the 23rd May 2024 in respect of Condition Discharge approval application reference CDN/24/0437

The approved documents received on the 28th May 2024 in respect of Condition Discharge approval application reference CDN/24/0454

The approved Surface Water Drainage Scheme received on the 17th September 2024 in respect of Condition Discharge approval application reference CDN/24/0894

The approved documents received on the 15th April 2025 in respect of Condition Discharge approval application reference CDN/25/0275

The approved external elevational and privacy screen materials schedule received on the 13th June 2025 in respect of Condition Discharge approval application reference CDN/25/0552

The approved Affordable Housing Scheme received on the 16th June 2025 in respect of Condition Discharge approval application reference CDN/25/0558

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA