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

Submitted via the Planning Portal only

08 June 2026

Dear Sir/Madam,

Application for Non-Material Amendment (Planning Portal Reference: PP-14974625)
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, Condition 14 required the submission and approval by Manchester City Council of all materials to be used on all external elevations, including window reveals, jointing and fixing details.

However, Condition 15 details matters of compliance in relation to the window reveals and soffits.

It is the Applicant's intention, therefore, to vary Condition 14 to comprise the submission of all materials, excluding reference to any window details, and vary Condition 15 to include all window details to be approved by Manchester City Council.

This Non-Material Amendment Application concerns Condition 15 only.

<u>Condition 15 states the following:</u>

'The window reveals and soffits for the development shall be carried out in accordance with drawing 'brick window reveal details' received by the City Council, as Local Planning Authority, on the 20 February 2025. The window reveals and detailing will be as follows:
- Minimum window reveal 200 mm;
- Brickwork to Soffits of all windows.'

The proposed wording of Condition 15 reads as follows:

'The window reveals, jointing and fixing details, and soffits for the development shall be carried out in accordance with the following information:

- *Pitsford Road Window Details 01.06.26*
- *Window Material and Detail*
- *WRTM - 1012-JSP E3 vs. 0*
- *WRTM- 1012-JSP E4 vs. 0*
- *EWS18520 Flush Casement Window Trade Brochure WEB_1718976202902 (1)*
- *Reveal Letter*

received by the City Council, as Local Planning Authority, on 08 June 2026. The window reveals and detailing will be as follows:

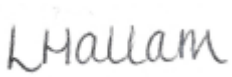
- *Minimum window reveal 165 mm;*
- *Brickwork to Soffits of all windows.'*

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

Approved Plan Reference	**Updated Plan Reference**
'brick window reveal details'	*Pitsford Road Window Details 01.06.26*

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,



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Planning Consultant

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Encl: as referenced.