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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-14974617)**
**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 to vary Condition 15 to include all window details to be approved by Manchester City Council.

This Non-Material Amendment Application concerns Condition 14 only.

<u>Condition 14 states the following:</u>

*'The development shall not commence (except site remediation and enabling works) until samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.*

*The approved materials used shall then be implemented as part the development.'*

The proposed wording of Condition 14 reads as follows:

*'The development shall not commence (except site remediation and enabling works) until samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.*

*The approved materials used shall then be implemented as part the development.'*

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,

[redacted]

**Laura Hallam**
Planning Consultant

Email: [redacted]
Mobile

Encl: as referenced.