MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non Material Amendment to application ref no 140311/FO/2024 to vary the wording of condition 15 (Windows)

Location:

Land Off Pitsford Road Manchester

Application reference:

OTH-2026-000644

Applicant:

Chloe Officer Bellway Homes Limited

Date of application:

10 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **refused** for the following reasons:

The proposed amendments relate to Non Material Amendment to application ref no 140311/FO/2024 to vary the wording of condition 15 (Windows).

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are not considered to be of a non-material nature to the City Council as Local Planning Authority. The City Council considers that the proposed changes will have a material impact upon the previously approved scheme and the works will adversely affect the architecture and have a significant material impact upon the overall quality of the development.

Date: 26 June 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA