MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Lancaster, Dobson, Lincoln And Shackleton Courts

Address Line 1

Croydon Drive

Address Line 2

Newton Heath

Address Line 3

Town/city

Manchester

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

388025

Northing (y)

399644

Description

The applicant seeks approval for a non-material amendment to planning permission 138916/FO/2023. The amendment consists of additional day joint in the new render finish to all elevations. The joint is positioned at window head level to each floor level, which does not materially alter the approved development's scale, appearance, or impact. All other aspects of the original permission remain unchanged.

Applicant Details

Name/Company

Title

First name

Colin

Surname

savage

Company Name

Housing Operations, Capital Programmes and Procurement

Address

Address line 1

Manchester City Council

Address line 2

Design and Delivery

Address line 3

Unit 11 Hendham Vale, Vale Park Way

Town/City

Manchester

County

Shropshire

Country

United Kingdom

Postcode

M8 0AD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

-

Surname

AEW Architects

Company Name

AEW Architects

Address

Address line 1

Trinity Court

Address line 2

16 John Dalton Street

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M2 6HY

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Recladding of existing tower blocks and low rise flats, together with associated elevational alterations.

Reference number

143898/JO/2025

Date of decision

24/12/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Addition of a 10 mm day joint within the render positioned at window head level at each floor level to all elevations

Please state why you wish to make this amendment

Improvement and consistency of external finish and texture due to sequencing of the construction with regards to access and health and safety of operatives

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

12732-AEW-B1-XX-DR-A-3150
12732-AEW-B1-XX-DR-A-3151
12732-AEW-B2-XX-DR-A-3250
12732-AEW-B2-XX-DR-A-3251
12732-AEW-B3-XX-DR-A-3350
12732-AEW-B3-XX-DR-A-3351
12732-AEW-B4-XX-DR-A-3450
12732-AEW-B4-XX-DR-A-3451

New plan/drawing numbers

12732-AEW-B1-XX-DR-A-3150-C02
12732-AEW-B1-XX-DR-A-3151-C02
12732-AEW-B2-XX-DR-A-3250-C02
12732-AEW-B2-XX-DR-A-3251-C02
12732-AEW-B3-XX-DR-A-3350-C03
12732-AEW-B3-XX-DR-A-3351-C03
12732-AEW-B4-XX-DR-A-3450-C02
12732-AEW-B4-XX-DR-A-3451-C02

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

- AEW Architects

Date

02/07/2026

Amendments Summary

Application number we are seeking non-material amendments amended to 143898/JO/2025

Drawing numbers amended to reflect drawings approved in application 143898/JO/2025