MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-000644
Application type:	Non-Material Amendment
Proposal:	Non Material Amendment to application ref no 140311/FO/2024 to vary the wording of condition 15 (Windows)
Site address:	Land Off Pitsford Road Manchester
Ward(s):	Longsight
Date application valid:	10 June 2026
Applicant name:	Chloe Officer
Agent (if any):	Miss Laura Hallam
Case officer:	Jennifer Atkinson
Recommendation:	Reuse
Date of recommendation:	25 June 2026

Description of site, building and/or area

The application site is 2.9 hectares and is bounded by Pitsford Road to the north, Wilsons Park Business Centre to the east, railway tracks to the south and Queens Road to the west.

The site is considered to be 'brownfield' have been previously associated with the brewery sidings and had previously contained railway tracks. The site is now heavily wooded with trees and vegetation. There is also a large retaining wall to Queens Road. The site has an elevated position from the surrounding area which reflects the former use of the site as a railway siding. This has created an embankment and steep slope to the sites north, west and eastern sides. The site is located in Flood Zone 1 which is defined as a low probability of flooding.

The site is not located in a conservation area and does not contain any listed buildings. There are no Tree Preservation Orders at the site.

There is residential development situated to the north of the application site. These are predominantly two storey in height and semi-detached and terrace in nature.

The railway line to the south serves Manchester Victoria. The Miles Platting neighbourhood is located beyond Oldham Road to the south.

Description of development

Relevant planning history

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

Consultation, notification and publicity responses

N/A

Relevant policies

N/A

Assessment

Planning condition 15 states:

‘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 applicant wishes to amend condition 15 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

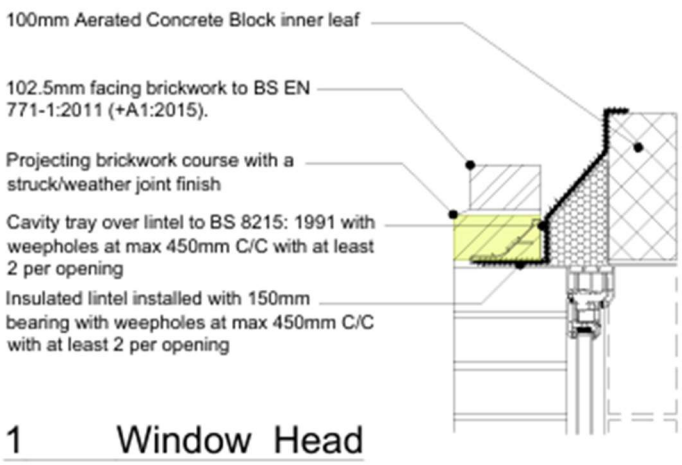
received by the City Council, as Local Planning Authority, on 08 June 2026. The window reveals and detailing will be as follows:

• Minimum window reveal 165 mm;
• Brickwork to Soffits of all windows.’

A review of the drawing specified in the applicants amended condition detail that the amendments to the window reveals are as follows:

- 165 mm window reveal (the approved planning permission states 200mm)

Whilst the applicants amended condition suggests the soffits to the window reveals will remain brick, a review of drawing have indicated there is a metal lintel on the drawing:



Window head section associated with drawing BMAN/SMPL/PL01 Rev C

It has been clarified with the applicant, during the course of this application, whether the soffit has a lintel and not brick and they have confirmed that is the case.

The reason for the original condition was as follows:

"In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012)"

The changes are not considered to be non material which is the purpose of this request. The changes would not preserve the architectural quality of the scheme. The windows would be less deep which would diminish the depth and interest to the façade of the new homes. The removal of the brick soffit would also dimmish the quality and robust feeling of the reveal.

The changes combined would not preserve the architectural quality of the scheme, as required by the condition, and therefore are not non material. The wording of the condition should therefore not be changed which by default would allow the changes to be made to the reveal.

It should be noted that the applicant, prior to the submission of this Non material amendment, whether the Council would support the changes to the reveals. The applicant also sought examples where this had been delivered previously.

The Council conformed that we would not support the changes to the reveals and reference was made to paragraph 140 of the NPPF which states:

Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The changes proposed here are not non material and therefore this application should be refused.

More broadly, the changes would dimmish the quality of the planning permission particularly given the reason for the condition was to preserve the architectural quality of the scheme.

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 polices 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.

Conclusion

The change proposed is not non material.

Recommendation: **Refuse**

1) 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.