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 planning permission 140311/FO/2024 to vary the wording of condition 14 (Materials) to amend sample panel requirements.

Location:

Land off Pitsford Road Manchester

Application reference:

OTH-2026-000643

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:

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: 06 August 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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