P24-1740_L012v2_PL_MAN_JK

13 August 2026

FAO Sue Wills
Planning
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Sent via the Planning Portal only

Dear Sue,

Non-material amendment to planning permission 143085/FO/2025 in respect of Land at Hinchley Road, Manchester, M9 7FG

This letter sets out the details of a non-material amendment (S96A) application sought to planning permission 143085/FO/2025, on behalf of our client, Miller Homes, in respect of Land at Hinchley Road, Manchester, M9 7FG.

This non-material amendment application has been submitted via the Planning Portal (PP-15153705) and comprises the following:

- Application forms
- Application fee
- Covering Letter (this letter)
- Electric Vehicle Charger Verification Phasing Plan (ref: HR-EVCV-01)
- Energy Statement (Revision D)

Legislative Provision

Non-material minor amendments to planning permissions were introduced via s.190 of the Planning Act 2008, which inserts s.96a into the TCPA 1990. Section 190 commenced on 1 October 2009. Section 96a allows nonmaterial amendments to be made to an existing planning permission via a simple application procedure which is to be determined within 28 days of registration.

S96a sets out that the LPA may make a change to any planning permission if they are satisfied that the change is not material. This includes the power to impose new conditions and to remove and alter existing conditions.

Non-material Amendments

The application seeks to amend the details associated with Conditions 2 (Approved Plans/Documents) 9b (EV Charging), 16 (Crime Impact Assessment/Secured by Design) and 24a (Approved Energy Statement). The proposed amendments to condition wording are minimal when viewed within the context of the overall scale of development, make no fundamental changes to the parameters of the scheme and would therefore, have a non-material impact on the scheme. They are considered necessary to allow the correct information to be presented to the LPA at the appropriate juncture of the proposed development.

The proposed changes are as follows:

- Sole use of Air Source Heat Pump's across the site. Revised Energy Statement submitted to reflect the changes from 22 no. plots with ASHP's and remainder with gas boilers.

- Electric Vehicle Charger Verification Phasing Plan submitted, to allow for phased discharge of Condition 9b), as opposed to prior to occupation of the residential development.

In addition to this, regarding Condition 16, we propose amended wording that will allow for Secured by Design accreditation to be provided at an appropriate juncture of the Proposed Development.

Condition 2 (Approved Plans/Documents)

The table below provides clarity as to which documents have been submitted and which approved documents they will supersede:

Previous reference	Plan/Document Title	New Reference
Rev. B	Energy Statement	Rev. D

Condition 9b (EV Charging)

Condition 9b states:

'Prior to occupation of the residential development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.'

We propose the following changes to the condition wording:

'Prior to final occupation of the residential development, any agreed mitigation measures shall be implemented and verified for the relevant phases (as shown on the phasing plan ref: HR-EVCV-01 hereby approved) - This shall be verified as such in writing by the City Council as the local planning authority and shall remain in situ whilst the use or development is in operation'.

This will allow for a phased occupation on the Proposed Development in line with the submitted phasing plan, and will ensure the EV chargers can be verified on a phased basis. The proposed approach has been discussed with the LPA and it is considered that the submitted verification phasing plan provides an appropriate route forward for discharging the condition.

Condition 16 (Crime Impact Assessment/Secured by Design)

Condition 16 states:

'The development shall only be carried out in accordance with sections 3.3, and 4 in the Crime Impact Statement version B 31/03/25 ref: 2025/0072/CIS/01 and the agreed measures shall be retained and maintained thereafter. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for that the development.'

Secured by Design accreditation can not be granted before first occupation as the development would not be finished. The current condition wording would prevent the occupation of earlier phases of the scheme – which would be held up awaiting an accreditation which cannot be provided until the development is fully built out. On completion of the development, a representative from design for security attends the site to ensure all elements to accord with SBD are implemented. An accreditation is then issued on the back of that visit. With this in mind, we proposed the following re-wording:

'The development shall only be carried out in accordance with sections 3.3, and 4 in the Crime Impact Statement version B 31/03/25 ref: 2025/0072/CIS/01 and the agreed measures shall be retained and maintained thereafter. Following completion of the development, written confirmation of a secured by design accreditation shall be submitted to and approved in writing by the City Council as local planning authority.'

This would secure a faster build out rate, whereby the proposed development would make an immediate contribution to boosting housing supply through allowing a faster occupation of units. The proposed changes to condition wording are considered to be in accordance with S96a and the Planning Practice Guidance and are necessary to ensure full compliance with Condition 16.

Condition 24a (Approved Energy Statement)

Condition 24a states:

'The residential development shall be implemented in full accordance with the measures set out in Energy Statement dated 30th July 2025 rev.B'

The applicant has prepared a revised Energy Statement to reflect the sole use of Air Source Heat Pumps across the site. This is to suit the build specification agreed internally, so this introduces ASHPs to all plots, having a significant betterment over current regulations. The proposed changes to condition wording are non-material to account for the latest Energy Statement revision, provided below:

'The residential development shall be implemented in full accordance with the measures set out in Energy Statement dated 22nd May 2026 rev.D'

Conclusion

The non-material amendments outlined above are considered to be acceptable and wholly in accordance with S96a and the Planning Practice Guidance (PPG).

I trust this provides enough information for the application to be approved however, if you require any further information or have any queries on the above, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Joe Kirtley
Senior Planner
joe.kirtley@pegasusgroup.co.uk