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13 August 2026

Our Ref: 41183

Your Ref: PP-15069668

Dear Sir/Madam

Non-material amendment to secure modifications to the design and landscaping of the building and external areas, relating to Planning Permission 144655/FO/2025 at Alpha House, Rowlandsway, Manchester, M22 5RG.

On behalf of our clients, Muse Places and Wythenshawe Community Housing Group, please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 (as amended) seeking a non-material amendment to planning permission 144655/FO/2025, described as follows:

"Erection of a residential development (Use Class C3) comprising a part two-storey and part six-storey building, together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and associated works" at Alpha House, Rowlandsway, Manchester, M22 5RG.

Since planning permission was granted on 23 March 2026, the design has continued to evolve through the detailed design process. As a result, a number of minor refinements are proposed to the approved drawings to better respond to functional, operational and architectural requirements, while maintaining the overall design intent and quality of the approved development.

The proposed amendments relate solely to the drawings approved under Condition 2 and are limited in scope. They do not alter the use, nature, number of units, or overall form, massing and appearance of the approved development and are considered to constitute non-material amendments under Section 96A of the Town and Country Planning Act 1990 (as amended).

In addition, through a review of the drawings approved by the full planning permission, it has become apparent that the decision notice contains a number of drafting errors relating to the revision numbers of the architectural drawings. Whilst the correct drawings were submitted to, and considered by, the Council the decision notice appears to list earlier revision numbers. Therefore, it is important to ensure that this is corrected, and full details are set out in Table 1. There is no change in the content of the drawings the Council has previously approved unless otherwise stated.

Proposed Amendments to Conditions

The proposed alterations are detailed in Table 1, alongside the amendments required to ensure the correct drawing references are listed for approval where there were previously errors.

Table 1: Proposed Non-Material Amendments to Planning Permission Ref: 144655/FO/2025

Approved Drawing Title	Approved Drawing Reference	Revised Drawing Title	Revised Drawing Reference	Drawing Produced By	Summary of Changes
Site Location Plan	18703-LB-ZZ-XX-D-A-100000-P01	N/A	18703-LB-ZZ-XX-D-A-100000-**C01**	Levitt Bernstein	No change to drawings originally considered by the Council under full planning permission 144655/FO/2025. Amendment requested to correct drafting error on decision notice for full planning permission. The required changes are identified in bold within the 'Revised Drawing Reference' column.
Existing Site Plan	18703-LB-XX-XX-D-A-102000-P01	N/A	18703-LB-ZZ-XX-D-A-102000-**C01**	Levitt Bernstein	
GA Plan - Roof Level	18703-LB-ZZ-XX-D-A-120006-P04	N/A	18703-LB-ZZ-XX-D-A-120006-**C01**	Levitt Bernstein	
Apartment Plans_1B2P M4(2) & M4(3)	18703-LB-ZZ-XX-D-A-300000-P01	N/A	18703-LB-ZZ-XX-D-A-300000-**C01**	Levitt Bernstein	
Apartment Plans_2B3P M4(2) & M4(3)	18703-LB-ZZ-XX-D-A-300001-P01	N/A	18703-LB-ZZ-XX-D-A-300001-**C01**	Levitt Bernstein	
N/A	N/A	Site Plan Proposed	18703-BSA-XX-00-D-A-002001 P02	Bowker Sadler	• Floor to floor levels reduced by approximately 75mm, reducing the height of the building. However, parapets raised to provide small net increase of 825mm in overall height. • Ground floor window cills lowered by 150mm. • Main entrance area revised, providing new windows to entrance lobby, brick parapet to first floor balcony allowing space for building signage. Ground floor plan revised to suit.
GA Plan - Ground Floor	18703-LB-ZZ-XX-D-A-120000-P06	Ground Floor GA Plan	18703-BSA-XX-00-D-A-002021 P04	Bowker Sadler	
GA Plan - First Floor	18703-LB-ZZ-XX-D-A-120001-P06	First Floor GA Plan	18703-BSA-XX-01-D-A-002022 P01	Bowker Sadler	
GA Plan - Second Floor	18703-LB-ZZ-XX-D-A-120002-P05	Second Floor GA Plan	18703-BSA-XX-02-D-A-002023 P01	Bowker Sadler	

GA Plan - Third Floor	18703-LB-ZZ-XX-D-A-120003-P03	Third Floor GA Plan	18703-BSA-XX-03-D-A-002024 P01	Bowker Sadler	• Louvres added to north and south elevations to allow for smoke ventilation of internal lobbies. • Lift to stair 1 repositioned to external wall. Windows to stair lobby revised to suit. • PCW Plantroom and corridor, including associated external doors, amended to provide level access from corridor to bin store. • External doors added to LV Switch room. • Door positions from Sprinkler tank room amended to provide level access through double doors from rear entrance. Door to car park amended to single escape door. • External access ramp from stair 2 amended to steps. • Lobbies and corridors around stair 3 simplified. • External door styles to ground floor apartments on the south elevation amended from glazed to solid. • External doors to apartments on west elevation amended to door with glazed side screen
GA Plan - Fourth Floor	18703-LB-ZZ-XX-D-A-120004-P03	Fourth Floor GA Plan	18703-BSA-XX-04-D-A-002025 P01	Bowker Sadler	
GA Plan - Fifth Floor	18703-LB-ZZ-XX-D-A-120005-P03	Fifth Floor GA Plan	18703-BSA-XX-05-D-A-002026 P01	Bowker Sadler	
Sitewide Street Elevations	18703-LB-ZZ-XX-D-A-130000-P02	Street Elevations	18703-BSA-XX-XX-D-A-003005 P03	Bowker Sadler	
GA Elevations - South and West	18703-LB-ZZ-XX-D-A-130010-P02	South and West GA Elevations	18703-BSA-XX-XX-D-A-003000 P01	Bowker Sadler	
GA Elevations - North and East	18703-LB-ZZ-XX-D-A-130011-P02	North and East GA Elevations	18703-BSA-XX-XX-D-A-003001 P03	Bowker Sadler	
Courtyard Elevations	18703-LB-ZZ-XX-D-A-130020-P02	Courtyard GA Elevations	18703-BSA-XX-XX-D-A-003002 P01	Bowker Sadler	
Bay Study - Entrance	18703-LB-ZZ-XX-D-A-351000-P01	Bay Study - Main Entrance	18703-BSA-XX-XX-D-A-001400 P02	Bowker Sadler	
Bay Study – Typical	18703-LB-ZZ-XX-D-A-351001-P01	Bay Study - Typical	18703-BSA-XX-XX-D-A-001401 P02	Bowker Sadler	
Landscape GA Plan - Ground Floor	18703-LB-ZZ-XX-D-L-200001	Landscape GA Ground Floor	18703-SLD-ZZ-XX-D-L-200001 P02	Saville Landscape Design	
Landscape GA Plan - First Floor	18703-LB-ZZ-XX-D-L-200002	Landscape GA First Floor	18703-SLD-ZZ-XX-D-L-200002 P04	Saville Landscape Design	• 3no native trees on North West corner relocated to eastern boundary due to conflict with proposed services, replacing 3no non-native species

					• Path added on North elevation leading to LV switch room. • Wall and hand rail added to path leading to substation due to levels. • Door guards added to bin and cycle store on North elevation. • North East fire escape ramp changed to steps. • East elevation patios moved to facilitate access to ground floor windows. • East elevation trees moved to accommodate new patio positions. • Private terrace railings reduced from 1.3m high to 1.2m high.
Landscape Planting Plan - Ground Floor	18703-LB-ZZ-XX-D-L-200003	Landscape Planting Plan Ground Floor	18703-SLD-ZZ-XX-D-L-200003 P02	Saville Landscape Design	• P07 Resin bound gravel surface substituted out for P02 paving flags in central section of courtyard and paths leading from public access doors as requested by client. • P08 Resin bound gravel surface substituted out for P06 setts in area around raised vegetable beds as requested by client. • Raised beds off-set from building 0.6m to facilitate maintenance access to windows. • Private patio layouts updated to latest architectural layout and increased in size to rationalise to proposed paving dimensions. • Gate access to private terraces reduced from 1.5m wide to 1.2m wide. • South West corner raised beds amended to latest architectural door location. • Privacy panel locations amended to prevent direct line-of-sight into neighbouring bedroom

					windows from adjacent private terraces, thereby safeguarding the privacy of adjacent residents. • Railings set in raised planting beds delineating public/private spaces updated to perimeter of terraces along public access footpath. • Low railings added to corners of courtyard to prevent access from private terraces to neighbouring bedroom windows. • Central vent location updated to engineer's proposals, raised planting beds amended accordingly. • Hedges shown on plan. Locations to provide natural screening to bedrooms from public areas. • Catenary lighting omitted at client's request. Lighting to be at ground level with bollard/ brick lighting, specialist design to follow.
Landscape Planting Plan – First Floor	18703-LB-ZZ-XX-D-L-200004	Landscape Planting Plan First Floor	18703-SLD-ZZ-XX-D-L-200004 P03	Saville Landscape Design	• Proposals updated to latest Landscape GA (General Arrangement) ground floor plan. • Acer campestre (Field Maple) species omitted from native mix hedge on West/ North West elevation due to proximity to existing easement. • Fastigiate Birch species substituted for Acer campestre species on East elevation as compensation for loss of same species trees in North West corner. This reduces the impact on the BNG metric due to the loss of the trees and provides an increase in native tree species.

Planting Schedule	18703-LB-XX-XX-L-L-300000	Planting Schedule	18703-SLD-XX-XX-L-L-300000 P01	Saville Landscape Design	• Proposals updated to latest Landscape GA first floor plan. • Hedges shown on plan that was previously noted in planting specification but not indicated on GA.
N/A	N/A	Landscape Edges & Boundaries Plan	18703-SLD-ZZ-XX-D-L-200005 P02	Saville Landscape Design	Updated to latest Ground Floor planting plan.
N/A	N/A	Typical Details Plan	18703-SLD-ZZ-XX-D-L-200006 P01	Saville Landscape Design	Updated to latest GAs.
N/A	N/A	Alpha House Landscape Outline Specification	18703-SLD-XX-XX-SP-A-550001 P02	Saville Landscape Design	Updated to latest surfacing proposals omitting resin bound gravel.

Summary and Conclusion

This application seeks approval under Section 96A of the Town and Country Planning Act 1990 (as amended) for a series of non-material amendments to planning permission 144655/FO/2025. The proposed non-material amendments are limited to the approved drawings secured by Condition 2 and have been carefully considered to respond to functional, operational and architectural requirements whilst maintaining the overall design intent of the approved development.

The proposed amendments relate solely to the drawings approved under Condition 2 and are limited in scope. They do not alter the use, nature, number of units, or overall form, massing and appearance of the approved development and are considered to constitute non-material amendments under Section 96A of the Town and Country Planning Act 1990 (as amended).

We trust the submitted information is acceptable and look forward to progressing the application with you in due course, however should you have any queries or should you consider that a meeting would be beneficial to discuss the proposed non-material amendments, please do not hesitate to contact me.

Yours sincerely

[redacted]

Jack Dickinson
Associate Director
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