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 143085/FO/2025 to alter 2 (specified plans), 9b (EV Charging), 16 (Secured by Design) and 24a (Energy Statement) allow use of ASHP across site, to amend to phased discharge of EV condition and to amend wording of condition 16.

Location:

Land at Hinchley Road Manchester M9 7FG

Application reference:

OTH-2026-001379

Applicant:

Miller Homes

Date of application:

18 August 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The revisions to the approved scheme are related to:

- The use of Air Source Heat Pump's across the site. (A revised Energy Statement accompanies this application to reflect the changes to all ASHP's from 22 no. plots with ASHP's and remainder with gas boilers).

- To rephase condition no.9b allow to allow the discharge of condition 9b in relation to phased implementation of the Electric Vehicle Charging points, as opposed to prior to occupation of the residential development.

- To rephrase condition 16, to allow for Secured by Design accreditation to be provided within 3 months of the completion of the development.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the residential development, or the visual and residential amenity of the residential property and educational properties in proximity to the site. The revisions would also not adversely affect the security, sustainability, and air quality elements of the development.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City

Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

It should be noted that this decision does not supersede the decision notice attached to planning permission 143085/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143085/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Facing Materials Plan ref: HR-FMP-01 rev.B

Site Location Plan ref HR-LOC-01

Twin Garage Side Gable Sale Garage Dimensions ref: SD-SAL-GAR-02

Cycle Storage shed ref: SD-CYC-01

1800mm High Timber Pedestrian Gate plan ref: SD-GATE-01

1800mm Close boarded fence plan ref: SD-SF-10 rev.A 2200mm

High Acoustic Fence plan ref: SD-SF-25 600mm

High Railing plan ref: SD-SR-13 1800mm

High Screen Wall plan ref: SD-SW-15 450mm

High Screen Wall with 600 Railings & Brick Piers plan ref: SD-SW-16

Outdoor Lighting Report ref: SHA 2164 dated 21 May 2025

Lighting Equipment Schedule ref: SHD2164-SHD-HLG-HINC-SH-EO

Lighting Schedule-R0

Crime Impact Statement Version B 31/03/25 ref: 2025/0072/CIS/01

Preliminary Ecological Appraisal ref: P2167.25 dated March 2025

Phase II Geoenvironmental Site ref: Assessment ref:17-994-R1-1 January 25

Landscape Management Plan 120-DAC-RP-005 rev. P1

Statement of Community Involvement report ref: P24-1740-R005v1-PL-MAN-MS KW

Open Space Statement ref: P24-1740_R003v3_PL_KW/PR dated March 2025

Blue and Green Infrastructure report ref: P24-1740_R002v1_PL_KW/PR March 2025 version 1 Planning and Affordable Housing Statement ref: P24 174_R001v6_MAN_MS_KW_PR Aboricultural Impact Assessment ref; Ref: P.2167.25 dated March 2025

Design and Access Statement ref: P24-1740_August 2025

Broadband Connectivity Assessment Report dated April 2025

Schematic drainage plan ref: 240062-EDGE-XX-XX-DR-C-10 01 P05

Received 30th May 2025

Section 38 Adoption plan ref: 110315-PEF-S38-LLO-DR-C-00001 rev.P02

Section 38 Proposed contours plan ref: 110315-PEF-S38-HML-DR-C-00001 rev.P02

Highway Long Sections plan ref: 110315-PEF-S38-HLS-DR-C-00001 rev.P01

S104 Impermeable Areas plan ref: 110315-PEF-S104-GEN-DR-D-00001 rev.P01

Landscape Masterplan ref: 120-DAC-PL-001 P6

Detailed Planting Plan: 1 of 3 ref: 120-DAC-PL-002 P5

Detailed Planting Plan: 2 of 3 ref: 120-DAC-PL-003 P5

Detailed Planting Plan: 3 of 3 ref: 120-DAC-PL-004 P5

Building Heights Plan ref: HR-BHP-01 rev.A

Affordable Housing Plan ref; HR-AHP-01 rev.A

Adoptions & Management Plan ref: HR-AMP-01 rev.A

Colour Site Layout ref: HR-CS-01 rev.C

Ecological Enhancements Plan ref: HR- EEP-01 Rev B

Parking Spaces Plan ref: HR-PSP-01 rev.A

Surface Materials Plan ref: HR-SMP-01 rev.A

Street Scenes plan ref: SS-01 rev.A

House Type A Crawford rev.A

House Type B Worthington

House Type B Worthington DA (Dual Aspect) Plot 92

House Type C Barton rev.A

House Type C Barton DA (Dual Aspect) plot 23, 45 and 78 only

House Type D – Langton rev.A

House Type E – Kimpton

House Type F – Lever rev.A

House Type G – Harper rev.A

House Type H – Latchford M4(3) rev.A

Route of Build plan ref: ROB-01 rev.A

Phase 1 Preliminary Risk Assessment rev.A dated 27 March 2023

Energy Statement dated 30th July 2025 rev.B

BNG Metric Calculation Tool ref: P.2167.25A 5th March 2025

Biodiversity Impact Assessment ref: P2167.25 rev. A 30th July 2025

Flood Risk Assessment rev. P04 dated 15th August 2025

Waste Storage Proforma Transport Assessment ref: 4721TA.02 July 2025

Proposed site access plan ref: 4721-F01 rev.B

Boundary Treatments Plan ref: HR-BTP-01 rev.A

Received 1st September 2025

Phase 2 Geo-Environmental Investigation report dated March 2024 Received 3rd September 2025

Synopsis of peat report ref: 17-994-L3 dated 3rd September 2025 received 15th September 2025

S104 General Arrangement plan ref: 110315-PEF-S104-HDG-DR-D-00001

Site Sections – Plan ref: 110315-PEF-XX-HEW-01-DR-00002

Site Sections - Sheet 1 plan ref: 110315-PEF-XX-HEW-01-DR-00003

Site Sections - Sheet 2 plan ref:110315-PEF-XX-HEW-01-DR-00004

Construction Environmental Management and Demolition Plan rev.C

Site Layout Plan ref: HR-SL-01 rev. C

Noise Impact Assessment ref: P25-018-R01v4 dated September 2025

Outdoor Lighting Report Lighting Calculation-R1 ref: SHD2164-SHD-HLG-HINC CA-EO

Street Lighting Design SHD2164 rev. R1

Proposed Equipment Schedule ref: SHD2164-SHD-HLG-HINC-SH-EO-Lighting Schedule-R1 Received 29th September 2025

Cycle Storage Plan ref: HR-CSP-01 rev. A

Electric Vehicle Charging Plan ref: HR-EVC-01 rev. A

Waste Management Plan ref: HR-WMP-01 rev. A (notwithstanding gate locations for plots. nos. 2 &3, 28 -31 35 & 36, 38 &39 and 41 & 42)

Street lighting design plan ref: SHD 2164 R1 Sheet 1 of 1

Received 10th October 2025

AS AMENDED BY:

Energy Statement dated 22nd May 2026 rev. D received 18th August 2026.

EV Charger Verification Phasing Plan ref: 809380 HR-EVCV-01 received 18th August 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) 9a) Finalised specifications of the electric charging points shown on Electric Vehicle Charging Plan ref: HR-EVC-01 rev. A received 10th October 2025 shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential development hereby approved.

b) Prior to occupation of each phase of the development as shown on plan ref: EV Charger Verification Phasing Plan ref: 809380 HR-EVCV-01 received 18th August 2026;

any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority for the phase of the development in which the dwellings are situated, and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

3) 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. Within 3 months of the 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.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

4) a) The residential development shall be implemented in full accordance with the measures set out in Energy Statement Energy Statement dated 22nd May 2026 rev. D received 18th August 2026.

b) A post construction review certificate/statement shall be submitted for approval for the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

Date: 21 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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