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Manchester City Council
Planning and Regeneration
Town Hall Extension
Mount Street
Manchester

Our Ref: EKPS/240101/EP

Submitted Via Planning Portal

24 July 2026

Dear Sir or Madam

Former Riverpark Road Trading Estate, Manchester: Non-Material Amendment Application to Planning Permission Ref. 142464/FO/2025

Planning Portal Reference: PP-15041938

On behalf of our client, Kellen Homes Limited and Great Places Housing Association, please find enclosed a non-material amendment application to vary the wording of planning condition no. 26 of the above planning permission, which is submitted under Section 96A of the Town and Country Planning Act. The application has been submitted via the Planning Portal (Ref. PP-15041938).

Background

Planning permission ref. 142464/FO/2025 was granted on 25 March 2026 for the following development on at Former Riverpark Trading Estate, Riverpark Road, Manchester, M40 2XR:

> *"Erection of a residential development comprising 498 dwellings (Use Class C3a) together with landscaping, sustainable drainage features, pedestrian footways, vehicular accesses and highways, parking provision and other associated works."*

Condition 26 relates to the scheme of Highways works to be undertaken alongside details of footpath reinstatement and public realm works. Kellen Homes and Great Places Housing Association would like to amend the wording of Condition 26 to enable the highways works required to be undertaken in a phased manner. This would be in line with the enclosed Programme prepared by Kellen Homes and the accompanying Phasing Plan.

It is proposed that all of the required works are completed by end January 2028 which would be within a year of the first occupation (in February 2027) and ahead of occupation of the final home (in May 2028). A Phasing Plan prepared by Kellen Homes is also submitted as part of this application.

The wording of Condition 26 is therefore proposed to be amended to the following:

"The scheme for the implementation of highways works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority in accordance with the Curtins highway note ref. 085926-CUR-XX-XX-T-TP-00005-P01 received on the 10 July 2025 and the Highways Works Programme and Phasing Plan prepared by Kellen Homes.

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This shall include the following:

6 x access points off Riverpark Road and creation of internal access road to adoptable standards;
Review and re-refresh of previous TROs along Riverpark Road and upgrading as required;
Dropped kerb and tactile paving at access points.
Cycle lane on northern side of Riverpark Road for the extent of the site frontage (drawing 85926 CUR XX 00 D TP 75004 P05)
2 x parallel controlled cycle & pedestrian crossing along Riverpark Road TROs at site access points.
Resurface footways and carriageway on Riverpark Road.
Footways along Riverpark Road widened to 2m where necessary.
Traffic calming along Riverpark Road to reinforce the 20-mph speed limit;
Review of street lighting along Riverpark Road;
TROs at turning head and pinch points within the site;
SCOOT revalidation and CCTV cameras at the junctions of Briscoe Lane / Hulme Hall Lane; Ten Acres Lane / Briscoe Lane; Alan Turing Way / Gibbon Street; Alan Turing Way/Ashton New Road;
Extension of the Etihad Campus Residents Parking Zone at the site including appropriate TROs within the site for this purpose
Rationalisation and redesign of the Riverpark Road junctions with Briscoe Lane and Bank Bridge Road (Drawing 85926 CUR XX 00 D TP 75004 P05).

The approved details shall be implemented as part of the development in accordance with the submitted programme and phasing plan and thereafter retained and maintained."

Submitted Documentation

This Section 96A application comprises the following documents:

- Completed Application Forms, Certificates and fee
- Highways Works Programme; and
- Highways Works Phasing Plans.

Basis of Determination

Section 96A of the Act allows a local planning authority ("LPA") in England to make a change to any planning permission where they are satisfied that the change is not material. Specific powers (at S.96A(3)) are also provided to remove or alter the wording of existing conditions.

S.96a(2) states that in deciding whether a change is material, an LPA must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. Whilst there is no definition of what constitutes a non-material amendment, National Planning Practice Guidance ("PPG") recognises that it will be in the context of the overall scheme.

It is considered that the proposed change to the condition wording falls within the provisions of a non-material amendment. This is because the change proposed does not alter the nature of the condition requirement but allows for the phasing of highways works, which would be completed within a year of the occupation of the first home, to ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Please do not hesitate to contact me by phone ([redacted] or by email [redacted] should any matters arising from the application require clarification.

Kind regards.

[redacted]

Ellie Philcox
Director
[redacted]