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 change to Planning Permission reference 136691/FH/2023 to allow alteration to description of development to erection of a two-storey side extension and single-storey rear extension.

Location:

274 Manley Road Manchester M21 0RF

Application reference:

OTH-2026-001255

Applicant:

Mr Muhammad Usman

Date of application:

06 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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance no negotiations took place and the Section 73 to vary the specified plans will be submitted.

It should be noted that this decision does not supersede the decision notice attached to planning permission 136691/FH/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136691/FH/2023 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

Date: 30 September 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

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 change to Planning Permission reference 136691/FH/2023 to allow alteration to description of development to erection of a two-storey side extension and single-storey rear extension.

Location:

274 Manley Road Manchester M21 0RF

Application reference:

OTH-2026-001255

Applicant:

Mr Muhammad Usman

Date of application:

06 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:

Following an assessment of the details submitted, the City Council as local planning authority can confirm that the proposed amendments are considered to be of a non-material nature and acceptable. 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 136691/FH/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136691/FH/2023 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

{{Conditions.arcusbuiltenv__Ordering__c}}

{{Conditions.arcusbuiltenv__Description__c}:html(DocumentStyle)}

Date: 30 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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