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 Condition nos. 2 (Approved Drawings and Documents) and 14 (Landscaping) attached to Planning Permission 144655/FO/2025 to amend the design and landscaping of the building and external areas.

Location:

Alpha House Rowlandsway Manchester M22 5RG

Application reference:

OTH-2026-001245

Applicant:

Wythenshawe Community Housing Group and Muse Places

Date of application:

05 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 details of the proposed amendments are:

• Revisions to the wording of condition nos. 2 (approved drawings) and 14 (landscaping) in order to amend the design and landscaping of the approved residential development.

Following an assessment of the details submitted, 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 or material alteration to the host planning permission.

It should be noted that this decision does not supersede the decision notice attached to planning permission 144655/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144655/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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on 1 December 2025:

1) Existing Site Plan 18703-LB-XX-XX-D-A-102000-C01 Levitt Bernstein

2) Site Location Plan 18703-LB-ZZ-XX-D-A-100000-C01 Levitt Bernstein

3) GA Plan - Roof Level 18703-LB-ZZ-XX-D-A-120006-C01 Levitt Bernstein

4) Apartment Plans_1B2P M4(2) & M4(3) 18703-LB-ZZ-XX-D-A-300000-C01 Levitt Bernstein

5) Apartment Plans_2B3P M4(2) & M4(3) 18703-LB-ZZ-XX-D-A-300001-C01 Levitt Bernstein

6) Outline Drainage Strategy 18703-AJP-XX-ZZ-D-C-000900 P02 Alan Johnston Partnership

7) Topographical Survey 13162/001C/9 Rev C ND Oliver & Co

8) Planning Statement

9) Affordable Housing Statement

10) Air Quality Assessment

11) Biodiversity Net Gain Strategy Note

12) Broadband Connectivity Assessment

13) Car Parking Strategy

14) Construction Management Framework

15) Crime Impact Statement

16) Daylight and Sunlight Assessment

17) Design and Access Statement

18) Ecological Constraints Walkover

19) Energy Statement

20) Energy & Carbon Proforma

21) Environmental Standards Statement

22) Fire Strategy

23) Geo-Environmental Investigation & Assessment

24) Glint and Glare Assessment

25) Local Labour Agreement / Strategy

26) Noise Assessment

27) Operating Schedule / Management Strategy

28) Planning Statement

29) Statement of Community Involvement

30) Transport Statement

31) Travel Plan

32) Tree Survey and Arboricultural Impact Assessment

33) TV Reception Survey

34) Utilities Statement

35) Ventilation Strategy

36) Waste Management Strategy / Proforma the following received on 18 February 2026:

37) Ground Level Tree Assessment and the following received on 24 February 2026:

38) Biodiversity Net Gain Assessment

39) Biodiversity Metric

40) Flood Risk Assessment and Drainage Strategy Report

and the following drawings received on 5 August 2026:

41) Ground Floor GA Plan - 18703-BSA-XX-00-D-A-002021 P04

42) First Floor GA Plan - 18703-BSA-XX-01-D-A-002022 P01

43) Second Floor GA Plan - 18703-BSA-XX-02-D-A-002023 P01

44) Third Floor GA Plan - 18703-BSA-XX-03-D-A-002024 P01

45) Fourth Floor GA Plan - 18703-BSA-XX-04-D-A-002025 P01

46) Fifth Floor GA Plan - 18703-BSA-XX-05-D-A-002026 P01

47) Bay Study - Main Entrance - 18703-BSA-XX-XX-D-A-001400 P02

48) Bay Study – Typical - 18703-BSA-XX-XX-D-A-001401 P02

49) South and West GA Elevations - 18703-BSA-XX-XX-D-A-003000 P01

50) Courtyard GA Elevations - 18703-BSA-XX-XX-D-A-003002 P01

51) Landscape Outline Specification - 18703-SLD-XX-XX-SP-A-550001

52) Landscape Typical Details Plan - 18703-SLD-ZZ-XX-D-L-200006 P01

and the following drawings received on 13 August 2026:

53) North and East GA Elevations - 18703-BSA-XX-XX-D-A-003001 P03

54) Proposed Street Elevations - 18703-BSA-XX-XX-D-A-003005 P03

and the following drawing received on 2 September 2026

55) Planting Schedule - 18703-SLD-XX-L-L-300000 P01

and the following drawings received on 14 September 2026:

56) Site Plan Proposed - 18703-BSA-XX-00-D-A-002001 P03

57) Landscape GA Ground Floor - 18703-SLD-ZZ-XX-D-L-200001 P05

58) Landscape GA First Floor - 18703-SLD-ZZ-XX-D-L-200002 P05

59) Landscape Planting Plan Ground Floor - 18703-SLD-ZZ-XX-D-L-200003 P05

60) Landscape Planting Plan First Floor - 18703-SLD-ZZ-XX-D-L-200004 P05

61) Landscape Edges & Boundaries Plan - 18703-SLD-ZZ-XX-D-L-200005 P03

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.

14) The hard and soft landscaping scheme and replacement tree planting approved by the City Council as Local Planning Authority, as shown on the following drawings received on 5 August, 2 and 14 September 2026:

1) Landscape Outline Specification - 18703-SLD-XX-XX-SP-A-550001

2) Site Plan Proposed - 18703-BSA-XX-00-D-A-002001 P03

3) Landscape GA Ground Floor - 18703-SLD-ZZ-XX-D-L-200001 P05

4) Landscape GA First Floor - 18703-SLD-ZZ-XX-D-L-200002 P05

5) Landscape Planting Plan Ground Floor - 18703-SLD-ZZ-XX-D-L-200003 P05

6) Landscape Planting Plan First Floor - 18703-SLD-ZZ-XX-D-L-200004 P05

7) Landscape Edges & Boundaries Plan - 18703-SLD-ZZ-XX-D-L-200005 P03

8) Landscape Typical Details Plan - 18703-SLD-ZZ-XX-D-L-200006 P01

9) Planting Schedule - 18703-SLD-XX-L-L-300000 P01

shall be implemented not later than 12 months from the date of completion of building works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with Policies SP1, EN9 and DM1 of the Manchester Core Strategy and Policies JP-S1, JP-P1 and JP-H3 of the Places for Everyone Joint Development Plan.

Date: 23 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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