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 142464/FO/2025 to amend Condition 26 (Highway Works) to allow for phased implementation of works.

Location:

Riverpark Trading Estate Riverpark Road Manchester M40 2XR

Application reference:

OTH-2026-001686

Applicant:

Mr Mark Waite Keelen Homes & Great Places Housing Association

Date of application:

17 September 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 proposed amendments relate to planning permission 142464/FO/2025 to amend Condition 26 (Highway Works) to allow for phased implementation of works.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

It should be noted that this decision does not supersede the decision notice attached to planning permission 142464/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142464/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

26) 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.

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."

Reason - 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).

Date: 16 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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