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 application 145420/JO/2026 to amend the brick on Blocks 3-9 from an Ibstock Oakleigh Red Blend to a Forterra Desford Clumber Red Mix Reserve.

Location:

Site Of Former Day Nursery Longhurst Road Manchester M9 8NS

Application reference:

OTH-2026-001690

Applicant:

Mr Charlie Callaghan Terra Nova Development Ltd

Date of application:

28 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 revision to the approved scheme is related to the substitution of the previously approved brick on Blocks 3-9 from an Ibstock Oakleigh Red Blend to a Forterra Desford Clumber Red Mix Reserve.

It is considered that the proposed revision 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 properties in proximity to the site.

Following an assessment of the details submitted, it is considered that the proposed amendment is 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 change 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 145420/JO/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 145420/JO/2026 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:

Location Plan ref: 20 -043 -BSA- 1000 rev. C

Topographical Survey plan ref: 20 -043 -BSA- 1001 rev. A

Proposed Site Plan - Ground Floor plan ref: 20 -043 -BSA- 1002 rev. L

Proposed Site Plan – First Floor plan ref: 20 -043 -BSA- 1003 rev. K

Proposed boundary treatment ref: 20 -043 -BSA- 1004 rev. E

Proposed site plan -Waste Management Strategy plan ref: 20 -043 -BSA- 1005 rev. E

Proposed roof plan ref: 20 -043 -BSA- 1006 rev. B

North Elevations plan ref: 20 -043 -BSA- 1010 rev. E

Proposed sections Blocks 1,2, 7 plan ref: 20 -043 -BSA- 1014 rev. C

Proposed sections Block 4 plan ref: 20 -043 -BSA- 1015 rev. H

3D Massing Model Images plan ref: 20 -043 -BSA- 1016 rev. G

Apartment plans – 1b2p-Type A plan ref: 20 -043 -BSA- 1020 rev. G

Apartment plans – 1b2p-Type B plan ref: 20 -043 -BSA- 1021 rev. F

Town Houses – 3p5p- Type -C plan ref: 20 -043 -BSA- 1022 rev. H

Town Houses – 3p5p- Type -D plan ref: 20 -043 -BSA- 1023 rev. H

Design and Access Statement rev.B 24.04.2023

Affordable Housing Statement

Air Quality Assessment dated 3rd February 2023 report ref: 102931

Crime Impact Statement Version A 16.03.2023 ref: 2016/0910/CIS/03

Energy & Environmental Standards Statement

Planning Statement rev. A 24.04.2023

Transportation Planning - Technical Note by SCP (notwithstanding plan Appendix B layout plan which has been superseded)

Utility Study Level 2 rev.1 Noise Assessment by Acoustic & Engineering Consultants dated 13th March 2012 document ref: P4687/R01/RDC

Arboricultural Implications Assessment dated 14th February 2023 document ref: TRE/LR Arboricultural Method Statement dated 14th February 2023 document ref: TRE/LR

Preliminary Ecological Appraisal dated December 2022 rev.02

Flood Risk Assessment / Engineering Appraisal dated January 2023 rev.A

Outline Drainage Plan ref: 106240-PEL-HDG-01-DR-D-0002 rev.P01

Waste management proforma

Landscape General Arrangements plan ref: 380 01 rev.A

Phase 1 Preliminary Risk Assessment Curtins Ref: 077873-CUR-00-XX-RP-GE-005 Revision: V01 Issue Date: 27 April 2021

received 28th April 2023

Ecological Appraisal dated June 2023 received 21.06.2023

Flood Risk Assessment / Engineering Appraisal rev.B 05.07.2023 received 12th July 2023

Email from planning agent dated 11th July 2023, in respect of confirmation of obscure glazing to all windows to the East elevation of Block 1; the installation of pedestrian gates and the depth of window reveals.

AS AMENDED BY :

Proposed Site Plan – First Floor plan ref: 20 -043 -BSA- 1061 rev. A

External Works General Arrangement Plan ref: 10620-PEL-HEW-01-DR-D-0001 rev.C10

Proposed roof site plan ref : 20 -043 -BSA- 1064 rev. A

North Elevations plan ref: 20 -043 -BSA- 1070

Proposed sections Blocks 1,2, 9 plan ref: 20 -043 -BSA- 1071

Proposed sections Block 4 plan ref: 20 -043 -BSA- 1072

List of External materials rev.A

Proposed site plan -Waste Management Strategy plan ref: 20 -043 -BSA- 1063 rev. A

Received 13th March 2026

Apartment 1b2p – Block 1 plan ref: 20 -043 -BSA- 1040 rev.A

Apartment 1b2p – Block 2 plan ref: 20 -043 -BSA- 1045 rev.A

Town Houses – 3p5p- Block 3 plan ref: 20 -043 -BSA- 1050 rev.B (notwithstanding materials to dormer windows)

Town Houses – 3p5p- Blocks 4-8 plan ref: 20 -043 -BSA- 1051 rev.B (notwithstanding materials to dormer windows)

Town Houses – 3p5p- Block 9 plan ref: 20 -043 -BSA- 1052 rev. rev.B (notwithstanding materials to dormer windows)

Agent email dated 23.03.2026 related to the colouration of rainwater goods

Received 26th March 2026

Proposed Site Plan – Ground Floor plan ref: 20-043-BSA-1060 rev.B

Received on 9th April 2026

Landscape General Arrangements plan ref: 380-01 rev.M

Detailed Planting Proposals plan ref: 380-02 rev.K

Received 22nd May 2026

Agent email re: clarification in regard to the rear patio arrangement to the rear of Block 2 and the extent of removal of steps within the curtilages of Block nos. 3 to 9 dated 1st July 2026.

AS AMENDED BY:

Proposed Site Plan – Brick Types plan ref: 20-043-BSA-1065

Town Houses – 3p5p- Block 3 plan ref: 20 -043 -BSA- 1050 rev. D

Town Houses – 3p5p- Blocks 4-8 plan ref: 20 -043 -BSA- 1051 rev. C

Town Houses – 3p5p- Block 9 plan ref: 20 -043 -BSA- 1052 rev. D

Received 18th September 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).

3) a) The development shall be implemented in accordance with Oakleigh Red Blend brick (Blocks 1 and 2) and Forterra Desford Clumber Red Mix Reserve (Blocks 3-9), with detailing in Ibstock Staffordshire Slate Blue Smooth Brick, together with Grey Edgemere Interlocking concrete tiles, and window frames, doors, railings and dormer GRP coloured dark grey RAL 7016 for all blocks.

The rainwater goods shall be black in colouration in accordance with email from the planning agent dated 26th March 2026 (ref: CDN/23/0739)

b) The corner dormer windows to Blocks 3 and 9 shall be implemented using Patina Original P070 (dark grey) NXT Rainscreen Cladding (ref:OTH-2026-001029).

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Date: 20 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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