MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Former Whitehouse Club

Address Line 1

Middleton Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M8 4JZ

Description of site location must be completed if postcode is not known:

Easting (x)

383415

Northing (y)

403043

Description

Land to the Rear of Whitehouse Club

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Wain Homes (North West) Limited

Address

Address line 1

Exchange House

Address line 2

Kelburn Court

Address line 3

Birchwood

Town/City

Warrington

County

Country

Postcode

WA3 6UT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

George

Surname

Bissett

Company Name

Enabl

Address

Address line 1

69 Ashfield Road

Address line 2

Address line 3

Town/City

Altrincham

County

Country

Postcode

WA15 9QN

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [x] Yes
- [ ] No
- [ ] Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:
First Floor, Soapworks

Number:

Suffix:

Address line 1:
Colgate Lane

Address Line 2:

Town/City:
Salford

Postcode:
M5 3LZ

Date notice served:
23/10/2026

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
c/o Bermans Limited

Address Line 2:
3rd Floor, 1 King Street

Town/City:
Manchester

Postcode:
M2 6AW

Date notice served:
23/10/2026

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
c/o Bermans Limited

Address Line 2:
3rd Floor, 1 King Street

Town/City:
Manchester

Postcode:
M2 6AW

Date notice served:
23/10/2026

Name of person notified:
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House name:

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Address line 1:
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3rd Floor, 1 King Street

Town/City:
Manchester

Postcode:
M2 6AW

Date notice served:
23/10/2026

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Variation of Conditions 2 (Specified plans), 3 (Phasing plan), 5a (Local labour), 6 (Drainage), 7a (Ground Conditions), 8 (Construction Management Plan), 9 (Materials), 10 (Window Reveals), 11 (Boundary Treatment), 14 (Landscaping) and 17 (Waste) attached to planning permission 131045/FO/2021 which allowed for the erection of a three storey building to for 24 apartments (Use Class C3a) together with erection of 50, two storey dwellinghouses (Use Class C3a) with associated external works, car parking, landscaping and other associated works. The variation relates to an amendment to the approved layout and house types of the Housing Phase and the discharge pre-commencement conditions in relation to the Housing Phase.

Reference number

PLA-2026-000615

Date of decision

15/09/2026

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please see the Covering Letter

Please state why you wish to make this amendment

Please see the Covering Letter

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Please see the Covering Letter

New plan/drawing numbers

Please see the Covering Letter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Re: Former Whitehouse Club PLA-2026-000615

Date (must be pre-application submission)

12/10/2026

Details of the pre-application advice received

Proposed strategy for NMA submission was presented and noted.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Matthew Dixon

Date

23/10/2026