23.10.2026

Our Ref: 2026.004

George Bissett MRTPI
69 Ashfield Road
Altrincham
WA15 9QN

Planning
Growth and Development
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Steven,

Re: Former Whitehouse Club, Middleton Road – Non-Material Amendment

This covering letter has been submitted on behalf of the applicant, Wain Homes (North West) Limited, to support an application under Section 96A of the Town and Country Planning Act 1990 (as amended) to make a non-material amendment (NMA) to planning consent ref: PLA-2026-000615.

Planning consent ref: PLA-2026-000615 was granted on 15th September 2026 for the following:

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.

The requisite planning application fee (£309.00) has been paid online via the Planning Portal (**PP-15269155**).

The NMA predominantly relates to ensuring consistency between approved plans, specifically the materials for shared driveways. It also seeks some non-material changes to the approved drainage strategy and plan reference corrections.

Proposed amended condition wording to effect these changes is included in Appendix A of this Covering Letter.

To support this application, the following plans have been prepared by Coopers and Wain Homes:

Plan	Ref	Approved Rev.	New Rev.	Prepared by
Engineering Layout	8755-PL01	C	D	Coopers
External Works Phase 1 and 2	8755-PL05	A	B	Coopers
Materials and Hard Surfaces Plan	WH-001-NW-A-404	P4	P5	Wain Homes

Proposed Amendments

Shared Driveways

Materials & Hard Surfaces Plan (WH-001-NW-A-404/P4), approved as part of PLA-2026-000615, shows the 3no. shared drives within the Housing Phase of the development as Black Bitmac. However, 8755/PL01/C (Engineering Layout) and 8755/PL05/A (External Works Phase 1 and 2) both show these shared driveways as Tanked Permeable Paving.

Permeable surfaces are required to facilitate the approved drainage strategy. In order to rationalise the approved plans and meet the drainage requirements for the site, it is proposed to replace the approved bitmac for permeable black bitmac on the shared drives and a number of private parking spaces, as shown on the submitted plans.

In relation to the wider drainage strategy, it is also proposed to update some retention, add ACOs to the drives and amend the slab level of plot 42. The updated Engineering Layout and External Works Phase 1 and 2 plans account for these non-material changes to the strategy.

Miscellaneous

Condition 2 erroneously references "8755-PL07 (Vehicle Tracking)". This NMA also seeks to correct this to **8755-PL07/A**.

In summary, the proposed amendments are non-material and comply with the adopted development plan.

We trust that you have all the information required to validate the application. Should you have any queries or require any further information, please do not hesitate to contact.

Yours faithfully,



George Bissett MRTPI
Senior Planner
Enabl

Appendix A – Proposed Condition Wording

Condition 2

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced 160 and 165 received by the City Council, as Local Planning Authority, on the 12 July 2021.

Drawings referenced WH-001-NW-A-400-P1 (Location Plan), WH-001-NW-A-100-P1 (House Type Pack), WH-001-NW-MR-200 (Coppice Plans), WH-001-NW-MR-201 (Elevations), WH-001-NW-MR-202 (Elevations), WH-001-NW-MR-203 (Meadowvale Plans and Elevations – semis/mews), WH-001-NW-MR-204 (Meadowvale Plans and Elevations - detached), WH-001-NW-MR-205 (Elevations), WH-001-NW-MR-206 (Elevations), WH-001-NW-MR-207 (Elevations), WH-001-NW-MR-208 (Oakrise Plans), WH-001-NW-MR-209 (Elevations) and SD/WALL/09 (Brick Jam Detail) received by the City Council as Local Planning Authority on 7 July 2026.

Drawings referenced WH-001-NW-A-420/P4 (Phasing Plan), WH-001-NW-A-401/P9 (Site Layout Plan), WH-001-NW-A-402/P4 (Boundary Treatment Plan), ~~WH-001-NW-A-404/P4 (Materials and Hard Surface Plan),~~ WH-001-NW-A-409/P4 (Refuse Layout Plan), 7900.01/B (Landscape Proposals), BT 1000 (1.8m Screen Fence), BT1001 (Timber Gate), BT1005 (450mm Knee Rail), BT1009 (1.8m Screen Fencing with 300mm Timber Trellis), BT1205 (1.2m High Flat Top Railing), BT1026 (1.2m Low Boundary Wall and Flat Top Railings), 8755-PL04 (Proposed Highway and Drainage Long Sections) and 8755-PL07/A (Vehicle Tracking), received by the City Council as Local Planning Authority on 7 September 2026.

Drawings referenced 8755/PL03/B (Highway Setting Out Phase 1 and 2), 8755/06/B (Proposed Construction Details), ~~8755/PL01/C (Engineering Layout), 8755/PL05/A (External Works Phase 1 and 2)~~, 8755/PL02/B (Highways Layout Phases 1 and 2) and 8755/PL06/B (S38 Agreement Plan Phases 1 and 2), received by the City Council as Local Planning Authority on 15 September 2026.

Drawings referenced 8755/PL01/D (Engineering Layout), 8755/PL05/B (External Works Phase 1 and 2) and WH-001-NW-A-404/P5 (Materials and Hard Surface Plan), received by the City Council as Local Planning Authority on 23 October 2026.

Condition 6

The development hereby approved shall only be implemented in accordance with the surface water drainage scheme shown on drawing reference 7424/SK08/B, received by the City Council as Local Planning Authority on 8 March 2024, and the e-mail from the United Utilities Sewer Adoption Team to Branley Homes dated 7 December 2023, as approved under condition discharge application referenced CDN/24/0175.
Drawings referenced ~~8755/PL01/B (Engineering Layout),~~ 8755/PL04 (Proposed Highway and Drainage Longsections), received by the City Council as Local Planning Authority on 7 September 2026.

Drawing referenced 8755/PL01/D (Engineering Layout), received by the City Council as Local Planning Authority on 23 October 2026.

Condition 9

For the Apartment Phase, the development hereby approved shall only be implemented in accordance with the external materials detailed in the submitted material schedule, received by the City Council as Local Planning Authority on 19 April 2024, as agreed as part of condition discharge application referenced CDN/24/0175.

For the Housing Phase, the development hereby approved shall only be implemented in accordance with the external materials detailed on drawing referenced WH-001-NW-A-404-P5 (Materials and Hard Surfaces Plan), received by the City Council as Local Planning Authority on ~~7 September 2026~~ 23 October 2026.

Condition 13

a) For the Apartment Phase, the development hereby approved shall only be implemented in accordance with landscaping scheme shown on drawings referenced 274-03L and 274-04B, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175.

For the Housing Phase, the development hereby approved shall only be implemented in accordance with landscaping scheme shown on drawings referenced ~~WH-001-NW-A-404-P14 (materials and hard surfaces plan) and~~ 7900.01/B (landscape proposals), received by the City Council as Local Planning Authority on 7 September 2026~~.~~, and WH-001-NW-A-404/P5 (Materials and Hard Surface Plan), received by the City Council as Local Planning Authority on 23 October 2026.

(b) The approved schemes shall be implemented prior to the first occupation of each building with a phase of the development. 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.