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Manchester City Council
Planning,
P O Box 532,
MANCHESTER,
M60 2LA

Submitted via the Planning Portal only

15 October 2026

Dear Sir/Madam,

Application for Section 73 Amendment to Vary Conditions 14 and 15 under planning application reference 140311/FO/2024 at Land off Pitsford Road, Manchester (Planning Portal Reference: PP-15223960)

Broadgrove Planning and Development have been instructed to prepare and submit an application pursuant to Section 73 of the Town and Country Planning 1990 Order to vary conditions 14 and 15 attached to planning permission 140311/FO/2024. This permission relates to the following:

'Erection of a residential development (Use Class C3a) with associated landscaping, boundary treatment, infrastructure and ancillary works.'

This application is hereby supplemented by the submission of the following additional documents:

- BHM282 - Pitsford Road - Example housetype detailing
- Pitsford_Road_R1
- Reveal Letter
- WRTM - 1012-JSP E3 vs. 0
- WRTM - 1012-JSP E4 vs. 0

Related Conditions

Condition 14 states:

'The development shall not commence (except site remediation and enabling works) until samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part the development.'

Condition 15 states:

'The window reveals and soffits for the development shall be carried out in accordance with drawing 'brick window reveal details' received by the City Council, as Local Planning Authority, on the 20 February 2025. The window reveals and detailing will be as follows:

- Minimum window reveal 200 mm;
- Brickwork to Soffits of all windows.'

Application Context

Email correspondence with Jennifer Atkinson, Strategic Planning and Project Lead, was held in an attempt to agree a materials palette with the Council, prior to formal submission of a discharge of condition application for condition 14.

Jennifer Atkinson raised concerns regarding the difference between the window details proposed within the wider external materials presentation, in comparison to that approved under the parent application, and as requested for compliance under condition 15.

It was on this basis that the two conditions were subject to individual Non-Material Amendment Applications, to vary each condition respectively. This history is summarised as follows:

- OTH-2026-000643 - Non-material amendment to planning permission 140311/FO/2024 to vary the wording of condition 14 (Materials) to amend sample panel requirements. Decision: Refuse. Decision Issued Date: 06.08.2026.
- OTH-2026-000644 - Non Material Amendment to application ref no 140311/FO/2024 to vary the wording of condition 15 (Windows). Decision: Refuse. Decision Issued Date: 26.06.2026.

The reasons for refusal for both applications state, *'Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are not considered to be of a non-material nature to the City Council as Local Planning Authority. The City Council considers that the proposed changes will have a material impact upon the previously approved scheme and the works will adversely affect the architecture and have a significant material impact upon the overall quality of the development.'*

Proposed Variation of Condition 14

As per the previous Non-Material Amendment Application (ref. OTH-2026-000643), Condition 14 proposed a change in wording from that approved, to the following:

'The development shall not commence (except site remediation and enabling works) until samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.'

The approved materials used shall then be implemented as part the development.'

The only difference proposed by the previous Non-Material Amendment Application (ref. OTH-2026-000643) was the removal of *'with window reveals, jointing and fixing details.'* The intention for this variation was to separate the proposed window details from consideration under condition 14, as condition 15 would cover this information once varied, and

allows all other external materials to be dealt with under condition 14 without delay.

The proposed wording for condition 14 as per this S73 application remains the same as that proposed under the previous Non-Material Amendment Application (ref. OTH-2026-000643). For completeness, this is as follows:

'The development shall not commence (except site remediation and enabling works) until samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.'

The approved materials used shall then be implemented as part the development.'

Proposed Variation of Condition 15

Under the previous Non-Material Amendment Application (ref. OTH-2026-000644), Condition 15 proposed a change in wording from that approved, to the following:

'The window reveals, jointing and fixing details, and soffits for the development shall be carried out in accordance with the following information:

- *Pitsford Road Window Details 01.06.26*
- *Window Material and Detail*
- *WRTM - 1012-JSP E3 vs. 0*
- *WRTM- 1012-JSP E4 vs. 0*
- *EWS18520 Flush Casement Window Trade Brochure WEB_1718976202902 (1)*
- *Reveal Letter*

received by the City Council, as Local Planning Authority, on 08 June 2026. The window reveals and detailing will be as follows:

- *Minimum window reveal 165 mm;*
- *Brickwork to Soffits of all windows.'*

The intention for this variation was to include all window material details, originally requested for consideration and discharge under condition 14, and list the submitted details for compliance, whilst also varying the stipulations required for the reveals.

As per the technical note provided, third party calculations and certification of the associated E3 and E4 psi values to be incorporated into SAP were commissioned in relation to the proposed 200mm window reveal. The results confirmed:

1. A 330% increase in the E3 (sill) psi value;
2. A 1190% increase in the E4 (jamb) psi value.

Incorporating the results into the house type SAP calculations, fabric energy efficiency (FEE) results of negative 5% or more were recorded, resulting in dwelling fabric energy efficiency (DFEE) fails. It is not possible to compensate elsewhere in the fabric specification.

As such, the proposed minimum window reveal must be reduced.

To support this variation, the following applications approved by Manchester City Council form precedent examples:

Application Reference	Description of Amendments Proposed	Site Address	Decision Date
128530/JO/2020	**Window alterations – reduced reveal depth from 215mm to 115mm.**	**Land at Blackrock Street and Ellingham Close, Manchester, M11 3DF**	**31.03.2021**
134656/NMC/2022	**Window alterations – reduced reveal depth from 160mm to 135mm.**	**Manchester College Arden Centre, Sale Road, Manchester, M23 0DD**	**07.09.2022**
135435/NMC/2022	**Window alterations – reduced reveal depth from 150mm to 100mm.**	**Land Off Cringle Road, Manchester**	**30.11.2022**
135383/JO/2022	**Window alterations – reduced reveal depth from 172.5mm to 95mm.** **Brick alterations – changed from brick head lintels to standard lintels.**	**Land Off Oldham Road (A62), Dulverton Street, Holyoak Street And Droylsden Road, Manchester**	**16.01.2023**
136557/NMC/2023	**Window alterations – reduction in window and door reveals to 80mm at the rear elevations.**	**Land at Downley Drive, Manchester**	**30.03.2023**

Based on an update to the supporting information since the time of the NMA submission, this S73 application now proposes the following wording to condition 15:

'The window materials, reveals, jointing and fixing details, and soffits for the development shall be carried out in accordance with the following information:

- BHM282 - Pitsford Road - Example housetype detailing
- Pitsford_Road_R1
- Reveal Letter
- WRTM – 1012-JSP E3 vs. 0
- WRTM – 1012-JSP E4 vs. 0

received by the City Council, as Local Planning Authority, on 14 October 2026. The window reveals and detailing will be as follows:

- *Minimum window reveal 173 mm;*
- *Lintel to Soffits of all windows.'*

Summary of Proposed Variations

As per this application, Condition 14 is proposed to be varied to the following wording:

'The development shall not commence (except site remediation and enabling works) until samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.'

The approved materials used shall then be implemented as part the development.'

As per this application, Condition 15 is proposed to be varied to the following wording:

'The window reveals, jointing and fixing details, soffits and materials for the development shall be carried out in accordance with the following information:

- *BHM282 - Pitsford Road - Example housetype detailing*
- *Pitsford_Road_R1*
- *Reveal Letter*
- *WRTM – 1012-JSP E3 vs. 0*
- *WRTM – 1012-JSP E4 vs. 0*

received by the City Council, as Local Planning Authority, on 15 October 2026. The window reveals and detailing will be as follows:

- *Minimum window reveal 173 mm;*
- *Lintel to Soffits of all windows.'*

We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



Laura Hallam
Planning Consultant



Encl: as referenced.