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 PLA-2026-000615 to amend approved plans relating to highway and drainage works, including revisions to shared driveway surfacing materials, minor amendments to the approved drainage layout, correction of plan references, and associated amendments to Conditions 2, 6, 9 and 13.

Location:

Former Whitehouse Club Middleton Road Manchester M8 4JZ

Application reference:

OTH-2026-002104

Applicant:

Wain Homes (North West) Limited

Date of application:

26 October 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 seek to regularise inconsistencies between the approved drawings relating to the shared driveways and drainage strategy. Minor amendments are also proposed to drainage details, including revisions to attenuation features, the addition of ACO drainage channels and a change to the slab level of Plot 42

It should be noted that this decision does not supersede the decision notice attached to planning permission PLA-2026-000615. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval PLA-2026-000615 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:

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-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/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 Surfaces Plan), received by the City Council as Local Planning Authority on 26 October 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.

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/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 26 October 2026.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

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 26 October 2026.

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, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

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 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 26 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.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Date: 02 November 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

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 PLA-2026-000615 to amend approved plans relating to highway and drainage works, including revisions to shared driveway surfacing materials, minor amendments to the approved drainage layout, correction of plan references, and associated amendments to Conditions 2, 6, 9 and 13.

Location:

Former Whitehouse Club Middleton Road Manchester M8 4JZ

Application reference:

OTH-2026-002104

Applicant:

Wain Homes (North West) Limited

Date of application:

26 October 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:

Following an assessment of the details submitted, the proposed amendments are 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 changes will not result in any significant or material alteration to the host planning permission.

It should be noted that this decision does not supersede the decision notice attached to planning permission PLA-2026-000615. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval PLA-2026-000615 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:

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-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/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 Surfaces Plan), received by the City Council as Local Planning Authority on 26 October 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.

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/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 26 October 2026.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

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 26 October 2026.

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, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

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 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 26 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.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Date: 02 November 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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