



**Planning**

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P O Box 532 Town Hall  
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Lynsay Ewart  
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31 Blackfriars Road  
Salford  
M3 7AQ

Date: 16 February 2022

Dear Sir/Madam,

**Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission**

**Application No:** 132709/NMC/2022

**Description:** Non material amendment to planning permission referenced 120725/JO/2018 to allow for the removal of an external car parking space to accommodate additional street trees.

**Location:** Unit 5 Bentinck Street Industrial Estate, Bentinck Street, Manchester, M15 4LN

I refer to your application for a non-material amendment to planning permission reference 120725/JO/2018.

Following an assessment of the details submitted, I confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendment would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 120725/JO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 120725/JO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition applies:

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

**Drawings**

A421\_P\_01  
A421\_P\_02  
A421\_P\_15  
A421\_P\_16  
A421\_P\_22

A421\_P\_23  
A421\_P\_29

all stamped as received by the Local Planning Authority on 5 July 2017

A421\_P\_40\_A  
A421\_P\_41\_A

both received via email on 13 November 2017

A421\_P\_50  
A421\_P\_51  
A421\_P\_52

all stamped as received by the Local Planning Authority on 5 July 2017

A421\_P\_100\_A  
A421\_P\_101\_A  
A421\_P\_102\_A  
A421\_P\_103\_A  
A421\_P\_104\_A

all stamped as received by the Local Planning Authority on 21 August 2017

A421\_P\_15  
11002\_UG\_L006 Rev P1

both stamped as received by the Local Planning Authority on 5 July 2017

SGG-JMA-ZZ-ZZ-DR-A-00-2011 Rev C02  
SGG-JMA-ZZ-ZZ-DR-A-00-2013 Rev C02  
SGG-JMA-ZZ-ZZ-DR-A-00-2014 Rev C02

all received via email on 17 January 2019

SGG-JMA-ZZ LG-DR-A-00 0001 Rev P06

stamped as received by the Local Planning Authority on 31 July 2018

as amended by the agent's email of 4 December 2017 with regard to the use of reinforced concrete

The submitted Crime Impact Statement, Version A, dated 29 June 2017, ref.  
2014/0152/CIS/03,

The submitted waste management strategy

The submitted Noise Impact Assessment by REC, dated 4 September 2017, ref.  
AC103638-1R1

Stamped as received by the Local Planning Authority on 18 January 2022:

SGG-DEP-00-00-DR-L-0001 rev P10

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 120725/JO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 120725/JO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Eve Woolstencroft using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe  
Director of Planning, Building Control & Licensing