



Planning

Robert Griffin
Telephone: 0161 234 4527
robert.griffin@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Ms Frances Hampson
Deloitte
Hanover Building
Corporation Street
Manchester
M4 4AH

Date: 22 November 2021

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: 132132/NMC/2021

Description: Non- material amendments to conditions 5 (glint and glare) and 12 (fume extraction) of planning approval reference 121323/FO/2018 to allow Amendment to Condition 5 to: "Each phase of development identified on the approved phasing plan shall not progress above ground floor slab until a Glint and Glare Assessment has been carried out and submitted to the City Council as local planning authority. If the results of the assessment indicate the development would create a hazard to the safe operation at Manchester Airport the development shall not commence unless and until mitigation measures are submitted and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the agreed mitigation measures details." and condition 12 to " Each phase of development identified on the approved phasing plan shall not progress above ground floor slab until a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter"

Location: Plots E1, E2, E3 Of The 2018 Revised Airport City North Masterplan. The Masterplan Area Is Bounded By Thornley Lane To The North, Bailey Lane To The East, And The M56 To The South, Manchester

I refer to your application for a non-material amendment to planning permission reference 121323/FO/2018.

The proposed amendments relate to the amendment to conditions 5 (Glint and Glare) and 12 (Fume extraction system) for each phase of development to allow the submission and agreement of details prior to progressing above slab level.

Following an assessment of the details submitted, the City Council can confirm that 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 are minor in nature and would not have a significant material impact upon the overall design and external appearance of the previously approved development.

It is also considered that the proposals would not have any impact on the visual amenity of the wider area.

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 121323/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121323/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

5) Each phase of development identified on the approved phasing plan shall not progress above ground floor slab until a Glint and Glare Assessment has been carried out and submitted to the City Council as local planning authority. If the results of the assessment indicate the development would create a hazard to the safe operation at Manchester Airport the development shall not commence unless and until mitigation measures are submitted and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the agreed mitigation measures details.

Reason- To ensure the safe operation of Manchester Airport to ensure the development does not create an ocular hazard pursuant to policy DM2 of the Core Strategy.

12) Each phase of development identified on the approved phasing plan shall not progress above ground floor slab until a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing