



Planning

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P O Box 532 Town Hall
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Mr Pablo Cabrejas
SimpsonHaugh
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M15 4RQ

Date: 3 December 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: 132179/NMC/2021

Description: Non Material Amendment to condition 12 (previously condition 21) to vary the wording of the condition from "before the development hereby approved is first occupied" to "within 6 months of the first occupation" attached to application ref no 122644/FO/2019 as amended by application ref no 128409.

Location: 60 Charles Street, Manchester, M1 7DF

I refer to your application for a non-material amendment to planning permission reference 128409/JO/2020.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The re-wording of condition 12 is required to reflect the normal review and approval process for the BRE Certification. An amendment is therefore sought to the condition to allow the information required by condition 12 to be submitted within 6 months of occupation rather than pre-occupation.

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 128409/JO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128409/JO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

12) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. Post construction review certificate(s) shall be submitted to, and approved in

writing by the City Council as local planning authority, within 6 months of the development hereby approved is first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing