

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Joseph Smith
Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Date: 15 September 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: 129250/NMC/2021

Description: A Non-Material Amendment comprising a change to the description of application referenced 116164/FO/2017 (as amended by application referenced 129249/JO/2021) ,under Section 96a of the Town and Country Planning Act 1990, to remove reference to the number of guestrooms.

Location: 2-4 Invicta House , Atkinson Street, Manchester, M3 3HH

I refer to your application for a non-material amendment to planning permission reference 116164/FO/2017.

Reason 1: Following an assessment of the details submitted, it is confirmed that the proposed amendments to the description of application referenced 116164/FO/2017 (as amended by application referenced 129249/JO/2021) and amendments to Condition 2 of application referenced 116164/FO/2017 (as amended by application referenced 129249/JO/2021) in respect of the internal layout are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The amendments would allow internal changes to create an additional guestroom. The City Council is satisfied that the proposed changes to the description and to the condition will have no material impact upon the approved scheme and the works will not adversely affect residential amenity within the area or will they have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

Reason 2: The re-wording of the description and the changes to Condition 2 (Approved Drawings and Documents) is required to allow internal changes to the approved development including the creation of an additional guestroom. The overall external appearance of the building would not be materially affected by the changes as they would be wholly internal. It should be noted that this letter of consent does not supersede the decision notice attached to planning permission referenced 116164/FO/2017 (as amended by planning permission referenced 129249/JO/2021). These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission referenced 116164/FO/2017 (as amended by planning permission referenced

129249/JO/2021), still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended description applies:

Redevelopment of Invicta House for Use Class C1 hotel development with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of a nine storey building to the rear.

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 116164/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 116164/FO/2017 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