

Planning

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Mr Rory Norris
THG Projects
Voyager House
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Date: 24 February 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: 129387/NMC/2021

Description: Non-material amendments to planning permission 121680/MO/2018 to allow for minor revisions to the elevations of the main Warehouse building on the plot - including additional escape doors, new Gym entrance, new plant louvres and new dry-riser inlets

Location: Plot 319 Sunbank Lane, Manchester, WA15 0AF

I refer to your application for a non-material amendment to planning permission reference 121680/MO/2018.

The details of the proposed amendments are:-

a) Minor revisions to the elevations of the main warehouse building - including additional escape doors, new Gym entrance, new plant louvres and new dry-riser inlets

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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 121680/MO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121680/MO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

- a) Design and Access Statement Rev. A, stamped as received on 25th October 2018.
- b) Site Location Plan (incl. levels or topography) P-001 Rev. B, stamped as received on 25th October 2018.
- c) Proposed Site Layout P-002 Rev. E, stamped as received on 12th February 2021.
- d) Proposed Office Floor 8529-P100 Rev B, stamped as received on 18th May 2020
- e) Proposed Office Elevations and Section 8529-P101 Rev A, stamped as received on 18th May 2020.
- f) Proposed Warehouse Floor Plans 8529-P200 Rev B, stamped as received on 18th May 2020.
- g) Proposed Warehouse Elevations D2301 P2, stamped as received on 17th February 2021.
- h) Proposed MSCP Floor Plans 8529-P300 Rev B, stamped as received on 18th May 2020.
- i) Proposed MSCP Elevations and Section 8529-P301 Rev B, stamped as received on 18th May 2020.
- j) BREEAM pre-assessment Warehouse (ref. ESC1416 - 05/10/2018), stamped as received on 25th October 2018.
- k) BREEAM pre-assessment Office (ref. ESS0120 - 05/10/2018), stamped as received on 25th October 2018.
- l) Transport Note (ref. ICON-BWB-ZZ-XX-RP-TR-0001-TN1 Rev.P4), stamped as received on 25th October 2018.
- m) Highways Technical Note 2 (ref. ICON-BWB-ZZ-XX-RP-TR-0001-TN2 Rev.V1), stamped as received on 11th December 2018.
- n) Ecology Walkover, stamped as received on 25th October 2018.
- o) Logistic Sequence for MAG Safe Guiding and NATS Agreement - steel sequence, stamped as received on 5th February 2019.
- p) Logistic Sequence for MAG Safe Guiding and NATS Agreement - cladding sequence, stamped as received on 5th February 2019.

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.

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing