



Planning

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Date: 19 February 2025

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: 142148/NMC/2025

Description: Non Material Change to planning permission 139133/FO/2024 to amend description of development

Location: Land At Cornbrook Road, Manchester

I refer to your application for a non-material amendment to planning permission reference 139133/FO/2024.

The proposal seeks to amend the description of development to:

Erection of mixed-use building incorporating residential apartments (Use Class C3a), apart-hotel studios (Use Class C1), amenity space, and café (Use Class E(b)), together with infrastructure, landscaping, and other associated works

Following an assessment of the details submitted, I 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 will not result in any significant material alterations to the planning approval.

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 139133/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139133/FO/2024 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 Jennifer Atkinson using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing