MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
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Mrs Sarah Campbell
PRP Architects
40 Princess Street
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Date: 2 September 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: 143435/NMC/2025
Description: Non material amendment to planning permission 130354/FO/2021 to make elevational alterations
Location: Land On The Corner Of Poland Street And Jersey Street, Manchester, M4 6JW
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I refer to your application for a non-material amendment to planning permission reference 130354/FO/2021.

The proposed seeks to make to make elevational alterations.

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 130354/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130354/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

- Eliza Yard_S96a App_Design Changes Document_250710
- Eliza Yard - NMA Cover Letter
- EYJW-PRP-BC-00-DR-A-020000-Ground Floor - Proposed
- EYJW-PRP-BC-06-DR-A-020006-6th Floor - Proposed
- EYJW-PRP-BC-07-DR-A-020007-7th Floor - Proposed
- EYJW-PRP-BC-RF-DR-A-020008-Roof Plan - Proposed
- EYJW-PRP-BC-ZZ-DR-A-020001-1st-5th Floor - Proposed

- EYJW-PRP-BC-ZZ-DR-A-021000-North and South Elevation - Proposed
- EYJW-PRP-BC-ZZ-DR-A-021001-East, West and Courtyard Elevations - Proposed
- EYJW-PRP-BC-ZZ-DR-A-021020-Street Elevations
- EYJW-PRP-BC-ZZ-DR-A-021040-Bay Studies - Jersey Street
- EYJW-PRP-BC-ZZ-DR-A-021041-Bay Studies - Poland Street
- EYJW-PRP-BC-ZZ-DR-A-021042- Bay Elevation and Section - Brick
- EYJW-PRP-BC-ZZ-DR-A-021043-Bay Elevation and Section - Terracotta
- EYJW-PRP-BC-ZZ-DR-A-021044-Detailed Bay Study - East Elevation

All received by the City Council, as Local Planning Authority, on the 14 July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

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