



Planning

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Miss Vivienne Goddard
Union 4 Planning
10 York Road
London
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Date: 26 August 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: 143587/NMC/2025

Description: Non Material Amendment to planning application reference 141245/JO/2024 to the external layout around the building including alterations to the parking layout to add 3 car parking spaces, and amendment to location of refuse storage and cycle stores

Location: Simon House, Brownley Road, Manchester, M22 5RA

I refer to your application for a non-material amendment to planning permission reference 141245/JO/2024.

The details of the proposed amendments are:

- a) Reconfiguration around the entrance and parking and servicing area resulting in an additional 3 parking spaces. There is now a total of 46 spaces.
- b) The cycle storage remains at 10 spaces but is moved away from the entrance providing a more open frontage to the building.
- c) The refuse store remains the same size but is moved towards the building.
- d) Additional floor markings and hatching

Following an assessment of the details submitted, it is confirmed 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 141245/JO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 141245/JO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Condition 2) - The development hereby approved shall be carried out in accordance with the following drawings and documents received on 28 June 2023:

- a) Site Location Plan 3447-TSP-ZZ-XX-DR-A-00-000 Rev 3
- b) Design and Access Statement
- c) Planning Statement
- d) Ecology Report
- e) Transport Statement
- f) Travel Plan
- g) Phase 1 Environmental Assessment Report
- h) Flood Risk Assessment

and the following drawing received on 26 September 2023:

- i) Proposed Access Arrangements 2023/7192/004 P2

and the following drawings received on 15 October 2024:

- j) Floorplans Ground and First Proposed 170188-TSP-ZZ-XX-DR-A-05000 Rev P05
- k) Elevations proposed 170188-TSP-ZZ-XX-DR-A-05700 Rev P05
- l) Elevations proposed (site context) 170188-TSP-ZZ-00-DR-A-05701 Rev P03
- m) Elevational Treatments - south and east 170188-TSP-ZZ-XX-DR-A-05790 Rev P03
- n) Elevational Treatments - north and west 170188-TSP-ZZ-XX-DR-A-05791 Rev P03
- o) Proposed Sections 170188-TSP-ZZ-XX-DR-A-05800 Rev P05
- p) Floor plans - Proposed Roof 170188-TSP-ZZ-02-DR-A-05001 Rev P03
- q) Tree Survey prepared by Rainfords Tree Care
- r) Air Quality Assessment prepared by PJD consultants

and the following drawing received on 29 July 2025:

- s) Site Plan Proposed 170188-TSP-ZZ-XX-DR-A-00003 Rev P09

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