MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Larna Smith
Avison Young
11 York Street
Manchester
M2 2AW

Date: 30 May 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: 143011/NMC/2025
Description: Non-material amendment to planning permission referenced 138294/FO/2023, to amend condition 2 (specified plans) to allow for internal and external amendments, including widening the staircase, widening of escape doors, vent locations adjusted and back painted spandrels painted to replace vents.
Location: Land At Plymouth Grove, Manchester

I refer to your application for a non-material amendment to planning permission reference 138294/FO/2023.

The proposed seeks to amend condition 2 (specified plans) to allow for internal and external amendments, including widening the staircase, widening of escape doors, vent locations adjusted and back painted spandrels painted to replace vents.

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 138294/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138294/FO/2023 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:

- Proposed Site Plan (ref: 1441-22-DAY-XX-00-DR-A-04-0001, Revision B)
- Proposed Elevations (ref: 1441-22-DAY-XX-XX-DR-A-04-1001, Revision B)
- Proposed Floor Plans - Sheet 1 (ref: 1441-22-DAY-XX-XX-DR-A-04-0002, Revision E)
- Proposed Floor Plans - Sheet 2 (ref: 1441-22-DAY-XX-XX-DR-A-04-0003, Revision E)

received by the City Council, as Local Planning Authority, on the 21 May 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