



Planning

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ABC Buildings
21-23 Quay Street
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Date: 1 October 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: 143909/NMC/2025

Description: Non-Material Amendments to Planning Permission 137399/FO/2023 to reconfigure the internal layout, elevational alterations and updates to the landscaping

Location: Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD

I refer to your application for a non-material amendment to planning permission reference 137399/FO/2023.

The proposed seeks to reconfigure the internal layout, elevational alterations and updates to the landscaping

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 137399/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137399/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:

August 2025 Design Development Updates Upper Brook Street Masterplan UBS-SRA-XX-XX-RP-A-00101 Sheppherd Robson
General Arrangement - Sci-Tech Building Ground Floor Plan UBS-SRA-ST-00-DR-A-02-500 P02

General Arrangement - Sci-Tech Building First Floor Plan UBS-SRA-ST-01-DR-A-02-501 P02

General Arrangement - Life Sciences Second Floor Plan UBS-SRA-ST-02-DR-A-02-502 P02

General Arrangement - Life Sciences Third Floor Plan UBS-SRA-ST-03-DR-A-02-503 P02

General Arrangement - Life Sciences Fourth Floor Plan UBS-SRA-ST-04-DR-A-02-504 P02

General Arrangement - Life Sciences Fifth Floor Plan UBS-SRA-ST-05-DR-A-02-505 P02

General Arrangement - Life Sciences Sixth Floor Plan UBS-SRA-ST-06-DR-A-02-506 P02

General Arrangement - Life Sciences Seventh Floor Plan UBS-SRA-ST-07-DR-A-02-507 P02

General Arrangement - Life Sciences Eighth Floor Plan UBS-SRA-ST-08-DR-A-02-508 P02

External Envelope Sci-Tech South East Bay Study UBS-SRA-ST-EE-DR-A-02-401 P02

East Bay Study UBS-SRA-ST-EN-DR-A-02-400 P02

External Envelope Sci-Tech South West Bay Study UBS-SRA-ST-ES-DR-A-02-402 P02

External Envelope Sci-Tech North West Bay Study UBS-SRA-ST-EW-DR-A-02-403 P02

General Arrangement - Sci-Tech Building Roof Plan UBS-SRA-ST-R1-DR-A-02-509 P02

Site Elevation Proposed - Cottenham Street: South East UBS-SRA-ZZ-EE-DR-A-02-308 P02

Site Elevation Proposed - Kincardine Road: North East UBS-SRA-ZZ-EN-DR-A-02-306 P06

Site Elevation Proposed - Upper Brook Street: South West UBS-SRA-ZZ-ES-DR-A-02-307 P06

Site Elevation Proposed - Thorburn Walk: North West UBS-SRA-ZZ-EW-DR-A-02-311 P02

Combined General Arrangement Cross Section AA UBS-SRA-ZZ-SE-DR-A-02-320 P04

Combined General Arrangement Cross Section BB UBS-SRA-ZZ-SE-DR-A-02-321 P03

Combined General Arrangement Long Section CC UBS-SRA-ZZ-SN-DR-A-02-322 P02

Landscape Illustrative Plan 0967-RFM-XX-00-DR-L-0002 P06 Re-form Landscape Architecture

Received by the City Council, as Local Planning Authority on the 18 August 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.

64) Prior to any above ground works for the Sci Tech Building, details of a scheme to extract fumes, vapours and odours from these spaces together with the siting, scale and appearance of any flues, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the Sci Tech Building and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided in respect of odour control and visual amenity for the Sci Tech Building pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

65) Prior to any above ground works for the Sci Tech Building, details of a scheme for a guardrail, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall provide details of the siting, scale and appearance (including materiality and colour) of the guardrail and consideration of a demountable structure. The approved scheme shall then be implemented prior to the first use of the Sci Tech Building and thereafter retained and maintained in situ.

Reason - To ensure appropriate guardrail is provided in respect of visual amenity for the Sci Tech Building pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing