MANCHESTER CITY COUNCIL

Planning

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Date: 25 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: 144030/NMC/2025
Description: Non-material amendment to planning permission 140844/JO/2024, consisting of amending the trigger of Condition 9 (Tree replacement strategy) to be submitted prior to occupation instead of prior to above groundworks.
Location: Land Between Palgrave Avenue And Queens Road, Manchester, M40 8QN,

I refer to your application for a non-material amendment to planning permission reference 140844/JO/2024.

The proposal seeks to amend Condition 9 (Tree replacement strategy) attached to planning permission 140844/JO/2024, to change the trigger of the condition to have the tree replacement strategy submitted prior to occupation instead of prior to above groundworks.

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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 140844/JO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 140844/JO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

9) Prior to the occupation of the development, an off-site tree replacement strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, this shall include details of the location, species, size and number of trees to be replanted.

The approved scheme shall be implemented prior to the first occupation of the development.

Reason - To ensure appropriate quality and quantity of tree replacement is secured in mitigation of the high quality trees which would be lost as a result of this development pursuant to policies SP1, EN9 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing