



Planning

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Mr Nick Berry
OMI Architects
31 Blackfriars Road
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Date: 22 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: 143876/NMC/2025

Description: Non Material Amendment to vary the wording of conditions 10 (Plant Noise) and 28 (Air Conditioning Units relocation) attached to planning permission 138243/FO/2023 as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023, 138242/NMC/2023 and 143190/NMC/2025 to amend triggers for implementation and submission of information

Location: 32 - 34 Laystall Street, Manchester, M1 2JZ

I refer to your application for a non-material amendment to planning permission reference 138243/FO/2023.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

The amendments are required to adjust delivery timescales to ensure that the relocation of unauthorised AC condensers from the adjacent listed building at 34 Laystall Street can, as approved continue to be accommodated within the service area approved under 138243/FO/2023 as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023, 138242/NMC/2023 and 143190/NMC/2025 and that they are now relocated to align with the build programme of the adjacent residential block being delivered by Great Places in terms of the access to the new location and the construction of the acoustic wall approved under 143190/NMC/2025

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 138243/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138243/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

10) Prior to 31/10/25 a scheme for any required acoustic insulation for the externally mounted ancillary equipment to the rear of 34 Laystall Street to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented on or before 31/12/25 and be operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

28) The air conditioning units currently on the rear wall of 32-34 Laystall Street shall be relocated to their new approved location on or before 31/12/25.

Reason - In the interests of visual amenity and because the existing unauthorised location causes an unacceptable level of harm to is a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Should you wish to discuss the matter further, please contact Angela Leckie 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