



Planning

Steven McCoombe
Telephone: 0161 234 4607
steven.mccoombe@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Daniel Tomlinson
GWP Architecture
1 Lidgett Lane
Leeds
LS8 1PQ

Date: 30 July 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: 143350/NMC/2025

Description: Non Material Change to application 136324/FO/2023 to alter energy strategy requirements in Condition 11

Location: 123 Palatine Road, Manchester, M20 3YA

I refer to your application for a non-material amendment to planning permission reference 136324/FO/2023.

The proposed amendments relates to the rewording of condition 11 to replace the previously approved energy standards document with new calculations.

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 or material alterations to the host planning permission.

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 136324/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136324/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

11) The development hereby approved shall be carried out in accordance with the Environmental Standards detailed within the data sheet prepared by Anderson Goddard (Ref: AG-78146-L21-Rev C), received by the City Council as Local Planning Authority on 2 July 2025. A post construction review certificate/statement shall be submitted for approval prior to first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and the

principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact Steven McCoombe 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