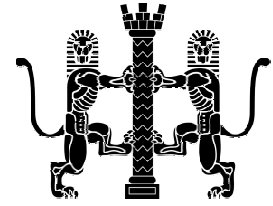


Planning Department

Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA



25/09/2025

Reference No: A1612

Re: Planning Application for alterations to elevations at 27 Gun Street Manchester M4 5DN

Dear Sir/Madam,

I am writing to submit a non material amendments planning application on behalf of our client for the proposed development at the above address. The proposed development relates to the previously approved application (**ref. 141792/FO/2024**) for the conversion of the existing vehicle garage and MOT testing centre into an indoor market hall (Use Class E), with associated external alterations.

The current application seeks permission for minor alterations to the approved elevations. The amendments include the repositioning of windows and the existing entrance openings on both Henry Street and Gun Street. The layout and style of the windows remain unchanged.

On Gun Street, under the previous approval, a new brick fascia above the proposed signage was approved. In this revised proposal, no new brick fascia will be introduced; the existing condition will be retained. The only alteration on this elevation will be the installation of the new signage as proposed.

The site comprises an existing vehicle garage and MOT testing centre located between two secondary streets in Ancoats, Gun Street and Henry Street. The surrounding context is predominantly residential in character, with apartment buildings and local shops in close proximity. The proposed development has been carefully designed to reflect the character of the surrounding area and comply with relevant planning policy.

This application is supported by the following documents:

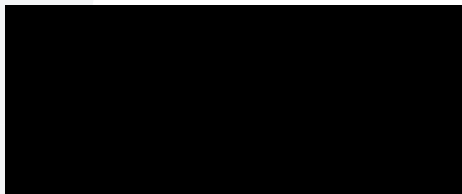
- Non-Material Amendment Application For
- Proposed Plan and Elevations
- Elevations comparison drawing

The proposal has been developed in accordance with the relevant local policies and the National Planning Policy Framework (NPPF). In our view, the development represents an appropriate use of the site and accords with both local and national planning policy objectives. We respectfully consider it suitable for approval.

Should any additional information be required to validate the application or assist with its assessment, please do not hesitate to contact me using the details provided above.

We look forward to receiving confirmation of the application's registration and validation in due course.

Yours sincerely,



Saghir Hussain | BA(Hons) B(Arch) ARB
RIBA Chartered Architect | Director



RIBA 
Chartered Practice