



Planning

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Date: 7 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: 144160/NMC/2025

Description: A non-material amendment to condition 24 attached to planning permission 128485/FO/2020 in relation to changes to the timescales for landscaping.

Location: All Saints Park , Manchester, M1 5SS

I refer to your application for a non-material amendment to planning permission reference 128485/FO/2020.

The proposal seeks to amend condition 24 (Highway 278) is on to make changes to the timescales for landscaping.

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 128485/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128485/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

24) Prior to commencement of development a phasing plan including timescales for the following off-site highways works shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a. Detailed design of works to the existing Oxford Road/Cavendish Street junction, including in relation to the proposed signal junction changes;

b. Detailed design of works to the area to the north of All Saints Park on Oxford Road; Works to the area to the south of the Mabel Tylecote building on Oxford Road;

c. Detailed design of works to the area to the south of the Mabel Tylecote building on Oxford Road; and Works to the area to the north of All Saints Park on Oxford Road;

d. Detailed design of Works to the existing Jenkinson Street / Rosamond Street junction.

Prior to commencement of each phase, full design of a) to d), as relevant to that phase, shall be submitted in writing to and be approved in writing by the City Council as Local Planning Authority. All works shall be completed in accordance with the approved designs and the agreed-upon timeline.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EC1, EN1, EN4, EN5, EN6, EN7, EN15, EN19, T1, T2 and DM1 of the City of Manchester Core Strategy and policies DC10, DC14, DC15, DC18, DC19 and DC26 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing