



Planning

Angela Leckie
Telephone: 0161 234 4651
angela.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Luke Kenney
DAY Architectural
77 Deansgate
Manchester
M3 2BW

Date: 3 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: 143162/NMC/2025

Description: Non Material Amendment to planning permission 122280/FO/2019 (as amended by 136185/NMC/2023) to make minor changes to the building envelope including: Addition of louvres, addition of glazed balustrades, removal of external door, enlargement of door, changes to design of balcony balustrade and amendment to roller shutter finish.

Location: Land Bounded By Great Ducie Street And Mirabel Street, Manchester, M3 1PJ

I refer to your application for a non-material amendment to planning permission reference .

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 proposed amendments relate to changes resulting from detailed design development and technical development to capture architectural refinements and functional requirements of the approved scheme, to deal with buildability and maintenance issues of the gable wall, and to make adjustments for security and fire safety reasons.

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

2) The development hereby approved shall be carried out in accordance with the following additional drawings:

Access Arrangements Plan

Accommodation Schedule
Affordable Housing Statement
Air Quality Assessment
Archaeological Desktop Assessment Report
Baseline TV Signal Survey and TV Reception Impact Assessment
Broadband Connectivity Assessment
Certificate of Ownership and Notification
Commercial Delivery Statement
Crime Impact Statement
Daylight and Sunlight Report
Demolition and Construction Methodology Report
Demolition Plan
Design and Access Statement
Ecological Survey Report
Energy Statement and Environmental Standards Statement
Environmental Noise Report
Fire Engineering Report
Flood Risk Assessment
Framework Travel Plan
Heritage Assessment
Phase 1 Desk Based Ground Conditions Report
Planning and Tall Building Statement
Planning Application Form
Residential Management Strategy Statement
Response to the Manchester Green and Blue Infrastructure Strategy
Servicing and Site Waste Management Strategy
Statement of Consultation
Street Tree Planting Strategy
Transport Statement
Travel Plan
TV Reception Survey
Utility Statement
Ventilation Strategy
Ventilation Strategy
Viability Appraisal
Wind Engineering Desktop Study

Drawings

Location Plan L(--)150 Rev A
Façade Study 1 L(--)210
Façade Study 3 L(--)212
Façade Study 6 L(--)215
all received by the Local Planning Authority on 26 February 2019

Location Plan L(--)150 Revision A

204-DAY-XX-00-DR-A-04-0000 Level 0 GA Plan
204-DAY-XX-ZZ-DR-A-04-0001 Level 1-2 GA Plan
204-DAY-XX-ZZ-DR-A-04-0003 Level 3-4 GA Plan
204-DAY-XX-ZZ-DR-A-04-0005 Level 5-9 GA Plan
204-DAY-XX-10-DR-A-04-0010 Level 10 GA Plan
204-DAY-XX-ZZ-DR-A-04-0011 Level 11 - 12 GA Plan
204-DAY-XX-13-DR-A-04-0013 Level 13 GA Plan
204-DAY-XX-RF-DR-A-04-0014 Roof Plan Layout
204-DAY-XX-XX-DR-A-04-1000 GA North Elevation Section AA

204-DAY-XX-XX-DR-A-04-1001 GA North Elevation Section BB
204-DAY-XX-XX-DR-A-04-1002 GA East Elevation
204-DAY-XX-XX-DR-A-04-1003 GA East Elevation Section CC
204-DAY-XX-XX-DR-A-04-1004 GA South Elevation
204-DAY-XX-XX-DR-A-04-1005 GA West Elevation
204-DAY-XX-XX-DR-A-04-1006 GA West Elevation Section DD
204-DAY-XX-XX-DR-A-04-1007 GA South Elevation Section EE
204-DAY-XX-XX-DR-A-04-1008 GA North Elevation Section FF

One Victoria, Great Ducie Street, Manchester 'Proposed Amendments' document dated 25 January 2023

all received by the Local Planning Authority on 7 February 2023

Facade Study 2 04-0070 Revision A

Facade Study 4 04-0072 Revision A

Facade Study 5 04-0073 Revision A

Facade Study 7 04-0075 Revision A

Typical Window comparison showing planning intent against coordinated design 04-0080 - Revision A

all received by the Local Planning Authority on 20 March 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe

Director of Planning, Building Control & Licensing