

30 July 2025

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

Planning Portal Reference PP-14213155

Dear Sir / Madam

SECTION 96A NON-MATERIAL AMENDMENT APPLICATION TO UNDERTAKE ALTERATIONS TO PLANNING PERMISSION 141245/JO/2024

Variation of condition 2 (specified plans) attached to planning permission 137424/FO/2023 to allow change of external and internal layout, together with the introduction of flue and changes to elevational treatment – Former Simon House Site, Brownley Road, Manchester, M22 5RA

Union4 Planning has been instructed to submit a planning application under Section 96A of the Town and Country Planning Act 1990 seeking minor changes to the external site layout as approved under planning permission 141245/JO/2024.

The original planning permission (Ref 137424/FO/2023) for the erection of a two-storey data centre was approved in October 2023. Following the approval of application 137424/FO/2023 the Stage 4 Technical design stage resulted in several minor design changes which were approved under s73 permission 141245/JO/2024.

Further changes are now proposed that relate to the external layout in the area of the main entrance and parking area. These include reconfiguration of the external space around the building which would provide better utilisation of the space allowing no.3 additional parking spaces.

In addition to this Covering Letter, the application comprises the following documents.

- Application Form and Certificate B, and
- Amended Plan Drawings (as set out below).

Approved Drawing	To be substituted by the following
Site Plan Proposed 170188-TSP-ZZ-XX-DR-A-00003 Rev P07	170188-TSP-ZZ-XX-DR-A-00003 Rev P09

Site Location

The application site has an area of approximately 7,572 sqm and is located on the corner of Wavell Road and Brownley Road in Wythenshawe. The site was formally occupied by Simon House, a vacant two storey flat roof building. Further to the approval of planning permission 137424/FO/2023 and the discharge of the relevant planning conditions Simon House has now been demolished, the relevant conditions have been discharged, and construction works are at the final stages.

Figure 1: Site Location



Source: Google Maps (2025)

Figure 2: New building (view from junction of Wavell Road and Brownley Road)



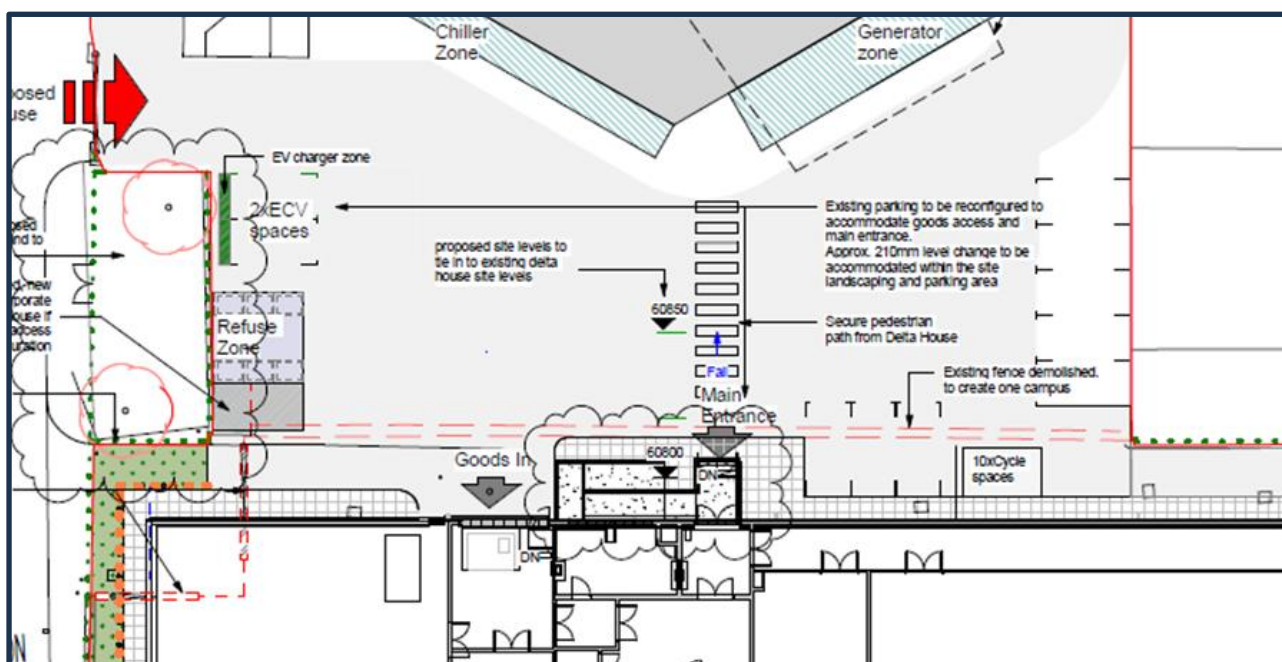
Source: Google Maps (2025)

Planning History

On the 6 December 2024 permission (Reference 141245/JO/2024) was granted for the "*Variation of condition 2 (specified plans) attached to planning permission 137424/FO/2023 to allow change of external and internal layout, together with the introduction of flue and changes to elevational treatment.*"

Condition 2 requires that "*the development hereby approved shall be carried out in accordance with the following drawings and documents received on 28 June 2023*". This includes application drawing Site Plan Proposed 170188-TSP-ZZ-XX-DR-A-00003 Rev P07.

Figure 4: Extract from Approved Layout



Source: Proposed layout Plan by ttsp 170188-TSP-ZZ-XX-DR-A-00003 Rev P07

On 2 October 2023 planning permission (Ref 137424/FO/2023) was granted for the "*erection of a two-storey data centre (4153m² GIA), together with the reconfiguration of access arrangements and parking layout, landscaping and associated works, following the demolition of Simon House*".

Condition 2 requires that the development hereby approved shall be carried out in accordance with the drawings and documents identified on the decision notice.

Further to the discharge of all the required pre-commencement conditions development works on site has commenced. Simon House has been demolished, and construction is at an advanced stage.

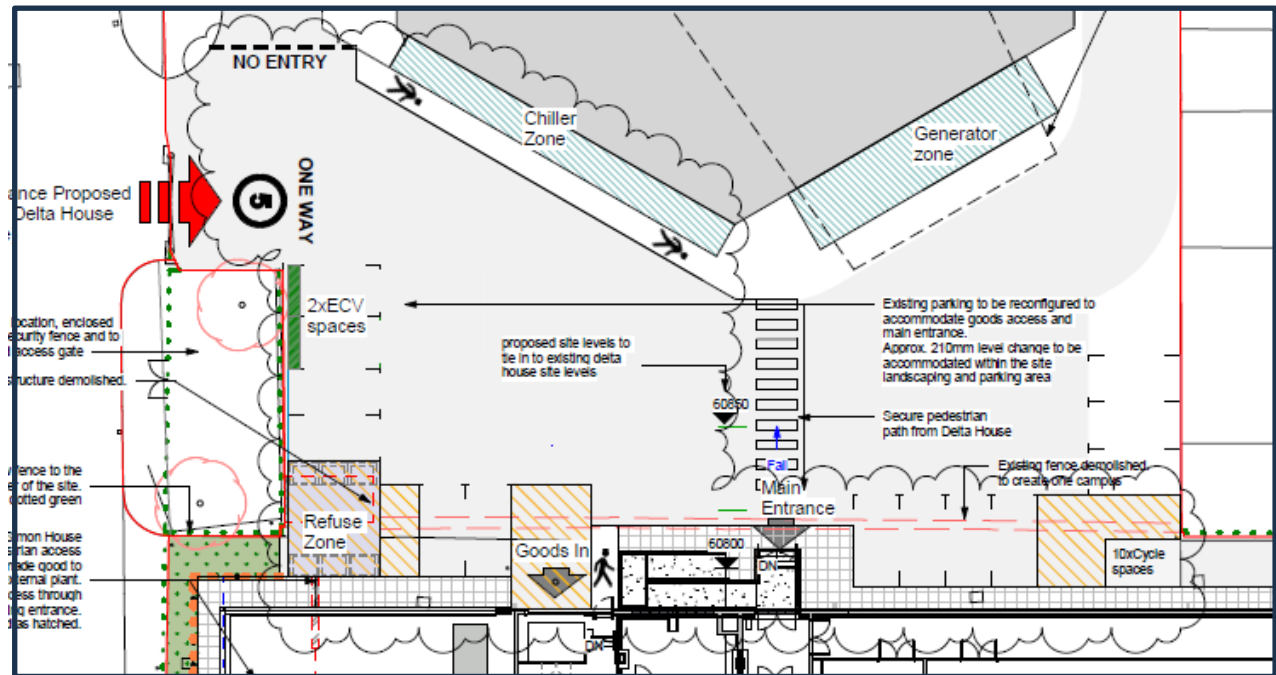
The Proposals

The proposals seek minor alterations to the external layout at the entrance of the building. These include the following changes:

- Reconfiguration around the entrance and parking and servicing area resulting in an additional 3 parking spaces. There is now a total of 46 spaces.

- The cycle storage remains at 10 spaces but is moved away from the entrance providing a more open frontage to the building.
- The refuse store remains the same size but is moved towards the building.
- Additional floor markings and hatching.

Figure 5: Extract from proposed Layout



Source: Proposed Layout Plan 170188-TSP-ZZ-XX-DR-A-00003 Rev P09

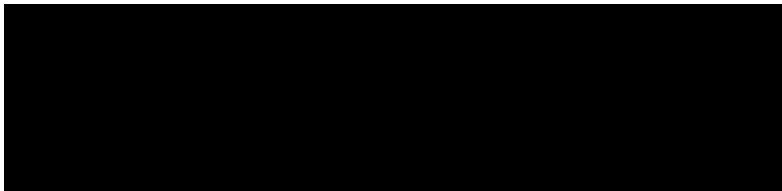
Summary and Conclusion

In summary, the proposed changes are all non-material and can be dealt with under section 96A of the Town and Country Planning Act.

The changes will have limited visual impact in terms of the wider site. They are minor in the context of the wider building and are required to aid the operation and function of the building.

We trust that the attached information is sufficient but please let us know if additional information or clarifications are required.

Yours faithfully



Associate