



Planning

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Mr Nick Berry
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Date: 9 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: 143190/NMC/2025

Description: Non material amendment to planning permission 138243/FO/2023 comprising amendments to external works to the service areas / public realm adjacent to Brock St.

Location: 32 - 34 Laystall Street, Manchester, M1 2JZ

I refer to your application for a non-material amendment to planning permission reference 138243/FO/2023.

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 amendments are required to ensure that the relocation of unauthorised AC condensers from the adjacent listed building at 34 Laystall Street can, as approved continue to be accommodated within the service area approved under 128911/FO/2020 (as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023, and 138242/NMC/2023). A redesign of the layout of the public realm and ancillary areas is necessitated within the service areas to meet secure by design requirements and requires amendments to the layout and arrangement of the air conditioning. In addition in order to satisfy condition 10 of 138243/FO/2023 there is a need to construct and acoustic wall.

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 138243/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

138243/FO/2023 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 drawings and documents:

(a) Site Location Plan L0301 stamped as received on 06-12-23 and Proposed Site Plan 0315 REV B stamped as received on 12-06-25;

(b) Dwgs L0314 ROOF PLAN, L0370 SECTION AA and L0371 SECTION BB stamped as received on 03-10-23;

(c) Dwgs L0316 A AC UNIT PLAN stamped as received on 12-06-25 and L0300 PHASING PLAN stamped as received on 06-12-23;

(d) Dwg L0365 A AC ELEVATION L0362 REV B REAR ELEVATION,

(e) DR-A-A2124 P01 NEWBUILD- CURTAIN WALLING DETAILS stamped as received on 12-01-24

(f) Dwgs L0373 GABLE ELEVATION DETAIL, L0360 REV A LAYSTALL STREET ELEVATION, L0361 REV A PIGEON STREET ELEVATION, L0372 REV A BAY STUDY LAYSTALL ST FACADE, L0310 REV A LEVEL 00 PLAN, L0311 REV A LEVEL 01 PLAN, L0312 REV A LEVEL 02 PLAN, L0313 REV A LEVEL 03 PLAN all stamped as received on 17-01-24 and L0362 REV B REAR ELEVATION stamped as received on 12-06-25

(g) Energy Strategy and Environmental Standards Statement with Ventilation Updated Rev B by Clancy 14/09/23;

(h) Broadband Connectivity, Assessment 32-34 Laystall Street by GTech 02/11/2020;

(i) Television and Radio Reception, Impact Assessment, 32-34 Laystall Street by GTech 21/10/2020; and

(j) Framework Travel Plan January 2024 by Eddisons

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

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