MANCHESTER CITY COUNCIL

Planning

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Date: 21 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: 143296/NMC/2025
Description: Non material amendment to planning application referenced 140389/JO/2024 to allow internal and external alterations
Location: 35 Fountain Street, Manchester, M2 2AN

I refer to your application for a non-material amendment to planning permission reference 140389/JO/2024.

The proposed seeks to amend condition 2 (Specified Plans) to allow for internal and external alterations including changes to ground floor and basement layout, changes to brickwork, window details and removal of a rooftop canopy.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are 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 140389/JO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 140389/JO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
- 2308-BAA-20-B01-DP-A-0 P05: Proposed basement floor plan (Dated 2 July 2025)
- 2308-BAA-20-EE-DP-A-0 P07: Proposed east elevation (Dated 2 July 2025)
- 2308-BAA-20-EE1-DP-A-0 P06: Proposed east elevation context (Dated 2 July 2025)
- 2308-BAA-20-EN-DP-A-0 P07: Proposed north elevation (Dated 2 July 2025)

- 2308-BAA-20-EN1-DP-A-0 P06: Proposed north elevation context (Dated 2 July 2025)
- 2308-BAA-20-ES-DP-A-0 P07: Proposed south elevation (Dated 2 July 2025)
- 2308-BAA-20-ES1-DP-A-0 P05: Proposed south elevation context (Dated 2 July 2025)
- 2308-BAA-20-EW-DP-A-0 P07: Proposed west elevation (Dated 26/09/2024)
- 2308-BAA-20-EW1-DP-A-0 P05: Proposed west elevation context (Dated 2 July 2025)
- 2308-BAA-20-L00-DP-A-0 P06: Proposed ground floor plan (Dated 2 July 2025)
- 2308-BAA-20-L09-DP-A-0 P05: Proposed 09 floor plan (Dated 2 July 2025)
- 2308-BAA-20-R01-DP-A-0 P05: Proposed roof plan (Dated 2 July 2025)
- 2308-BAA-20-SN1-DP-A-0 P04: Proposed section 01 (Dated 2 July 2025)
- 2308-BAA-20-SN2-DP-A-0 P04: Proposed roof sections (Dated 2 July 2025)
- 2308-BAA-20-SN2-DP-A-0 P04: Proposed section 02 (Dated 2 July 2025)
- 2308-BAA-21-B01-DP-A-0 P04: Proposed façade bay study 1 (Dated 2 July 2025)
- 2308-BAA-21-B02-DP-A-0 P06: Proposed façade bay study 2 (Dated 2 July 2025)
- 2308-BAA-21-B03-DP-A-0 P05: Proposed façade bay study 3 (Dated 2 July 2025)
- 2308-BAA-21-B04-DP-A-0 P06: Proposed façade bay study 4 (Dated 2 July 2025)
- 2308-BAA-21-B05-DP-A-0 P04: Proposed façade bay study 5 (Dated 2 July 2025)

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 Lea Joseph using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing