



Planning

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Mr Darren Pomfret
Manchester Building Design Ltd
8 Gas Street
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Date: 19 May 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: 142774/NMC/2025

Description: Non material amendment to prior approval referenced 138252/P3GPA/2023 to enable revisions to the internal layout

Location: 3 Bury New Road, Manchester, M8 8FW

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

The proposed amendment relates to changes to the internal floor layout.

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 change would not result in any significant or material alterations to the host prior 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 . 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:

1) The City Council is satisfied that the development would have no material, harmful impact as a result of contamination, flooding or noise, and satisfactory arrangements have been made with regard to the management of domestic waste and the provision of natural light to all habitable rooms. The proposal therefore complies with the requirements of policies SP1, EN14, EN18, EN19 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester, pursuant to Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with drawing referenced 55/23/03/A, received by the City Council as Local Planning Authority on 5 October 2023 and drawing referenced

55/23-01 Rev C, received by the City Council as Local Planning Authority on 23 April 2025.

Should you wish to discuss the matter further, please contact Steven McCoombe 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