



Planning

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Mr Tom Leigh
JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
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Date: 8 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: 142825/NMC/2025

Description: Non Material Amendment to planning permission 140587/FO/2024 to remove the previous reference to 3 years from the application title and alter references to ancillary sports facilities

Location: Land At Peary Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 140587/FO/2024.

The Applicant requires the description of development to no longer have reference to the temporary time period and certain specific sporting facilities (multi-use courts, and boule/pétanque courts), to allow for the possibility that the temporary period could be extended and the approved layout could be changed through a separate section 73 application to vary conditions attached to 140587/FO/2024. For the avoidance of doubt, the acceptability of the non-material amendment sought under 142825/NMC/2025 does not imply support for any changes sought under a future section 73 application.

This will have the effect of amending the description of development to the following:

Temporary permission for the installation of padel courts and ancillary sports facilities; the erection of canopies; the installation of containers to include ancillary food and beverage use, toilets, changing facilities, and reception area; and the inclusion of car and cycle parking, outdoor seating / recreation area, refuse area, lighting, and associated infrastructure

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.

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 140587/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 140587/FO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Max Gibson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing