



Planning

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Mr Colin Williams,
The Planning Studio
111 Piccadilly
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M1 2HY

Date: 7 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: 138258/NMC/2023

Description: Non-material amendment to planning permission 131992/FO/2021 comprising of elevational alterations.

Location: MCR Home Arches , Arches Below Viaduct Between Whitworth Street West & Tony Wilson Way, Manchester, M15 4FN

I refer to your application for a non-material amendment to planning permission reference 131992/FO/2021.

Following an assessment of the details submitted, it is confirmed that the proposed amendments to the wording of Conditions 2 (Plans and Documents) of application referenced 132801/FO/2022 to make the following minor changes to the elevations are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority:

- Moving the external steel to achieve 350mm clear from the arch.
- Increasing the shadow gap (external spandrel panel) between glazing head and arch externally.
- The reduction of the front and back of the pods by 2 bricks in width externally to ensure full access, but remain centrally located.
- Narrowing the external doors to Arch 1 to maximise the space inside the room.

The City Council is satisfied that the proposed amendments to the wording of Condition 2 will have no material impact upon the previously approved scheme, will not adversely affect residential amenity within the area or will it have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan referenced B1_00_1001 received by the City Council as local planning authority on 4 November 2021

The following drawings referenced:

042201 Rev P01 Received 04/11/21

Received by the City Council as local planning authority on 4 November 2021

HAP-JMA-A1-XX-DR-A-05-4201 Rev C2
HAP-JMA-A1-XX-DR-A-05-4221 Rev C2
HAP-JMA-A2-XX-DR-A-05-4202 Rev C2
HAP-JMA-A2-XX-DR-A-05-4222 Rev C2
HAP-JMA-A3-XX-DR-A-05-4203 Rev C2
HAP-JMA-A3-XX-DR-A-05-4223 Rev C2

Received by the City Council as local planning authority on 6 October 2023

HAP-JMA-A1-00-DR-A-02-4201 Rev C4
HAP-JMA-A1-XX-DR-A-10-4201 Rev C3
HAP-JMA-A1-XX-DR-A-10-4204 Rev C3
HAP-JMA-A2-00-DR-A-02-4202 Rev C4
HAP-JMA-A2-XX-DR-A-10-4202 Rev C3
HAP-JMA-A2-XX-DR-A-10-4205 Rev C3
HAP-JMA-A3-00-DR-A-02-4203 Rev C3
HAP-JMA-A3-XX-DR-A-10-4203 Rev C3
HAP-JMA-A3-XX-DR-A-10-4206 Rev C3
HAP-JMA-B01-00-DR-A-02-2200 Rev C2
HAP-JMA-B01-XX-DR-A-04-2200 Rev C4
HAP-JMA-B01-XX-DR-A-04-2201 Rev C4
HAP-JMA-B01-XX-DR-A-05-2200 Rev C3
HAP-JMA-B01-XX-DR-A-05-2201 Rev C3
HAP-JMA-XX-XX-DR-A-08-4282 Rev C3
HAP-JMA-XX-XX-DR-A-08-4283 Rev C2
HAP-JMA-XX-XX-DR-A-08-4284 Rev C2
HMA-JMA-A1-XX-S-A-052202 Rev P01
HMA-JMA-A2-XX-S-A-052203 Rev P01
HMA-JMA-A3-XX-S-A-052204 Rev P01
HMA-JMA-XX-00-P-A-022200 Rev P01
HMA-JMA-XX-AA-S-A-052200 Rev P01
HMA-JMA-XX-BB-S-A-052201 Rev P01
HMA-JMA-XX-N-E-A-042200 Rev P01
HMA-JMA-XX-RF-P-A-022201 Rev P01
HMA-JMA-XX-S-E-A-042201 Rev P01

Received by the City Council as local planning authority on 23 February 2024

The following documents:

- The Sample Tracker Home Arches prepared by Jon Matthews Architects Rev A
- The photos with reference numbers ARM-111, ARM-311, BRK-251, DRS-251, DRS-255, DRS-261, PPS-111, EWS-111 and EWS-117, EWS-231, SGN-201, Anodised Sample, MASS Concrete,
- The drawings referenced HAP-JMA-B01-XX- DR-A-04-2201 Rev C3 and HAP-JMA-B01-XX- DR-A-04-2200 Rev C3
- The photo showing Light Weather Brick construction.
- The photo showing a louvre

Received by the City Council as local planning authority on 1 February 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy Policies SP1, DM1 and EN3 and saved UDP policy DC19.1

The re-wording of condition 2 of application referenced 132801/FO/2022 is requested to allow the above described changes. These changes are requested due to requirements for access by the owner, the correction of survey inaccuracies and a reduction in the proposed works meaning the removal of glazed bricks from the rear pod elevations of the development. The wording of Condition 2 is therefore amended to replace the approved drawings with the amended drawings. It should be noted that this letter of consent does not supersede the decision notice attached to planning permission referenced 131992/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to the permission referenced 131992/FO/2021, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition also applies:

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 131992/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131992/FO/2021 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 Emily Booth 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