



Planning

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Miss Lucy Furber
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WeWork
29 John Dalton 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: 142745/NMC/2025

Description: Non-material amendment to planning approval reference 135508/JO/2022 to amend the site layout to change parking provision and bin store location

Location: Land To The Rear Of Chorlton Irish Club, Cross Road, Manchester, M21 9DJ

I refer to your application for a non-material amendment to planning permission reference 135508/JO/2022.

The proposed amendments relate to:

- The relocation of the bin stores.
- One additional parking space to be provided.

Following an assessment of the details submitted, the Council 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 have no significant material impact upon the appearance of the development within the streetscene or character of the wider area. It is also considered that the proposals would not have any impact on the amenity of any existing residential properties.

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 135508/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135508/JO/2022 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:

Air Quality Assessment, prepared by Redmore Environmental
Crime Impact Statement, prepared by Greater Manchester Police
Phase II Ground Investigation Report, prepared by Sutcliffe

Waste Management Proforma
Received 17 January 2022
Phase I Preliminary Risk Assessment, prepared by GroundTech Consulting
Statement of Community Involvement, prepared by UK Networks
Tree Survey Plan, prepared by Cheshire Woodlands
Received 20 January 2022
(PL)006 Proposed Section AA
CGI views 01 & 02

Design & Access Statement
Environmental Standards Statement, prepared by Icen Projects
Noise Assessment, prepared by Professional Consult
Transport Statement, prepared by Mode
Heritage Statement, prepared by SLHA
Drainage Strategy including Flood Risk Assessment, prepared by Sutcliffe
Arboricultural Assessment (incl. Tree Protection Plan) prepared by Cheshire Woodlands
Daylight and Sunlight Amenity Impact Assessment Report, prepared by Grey Scanlan Hill
Received 16 June 2022

(PL)100 - Proposed Plans 01, dated 9th October 2023.
(PL) 101 - Proposed Plans 02, dated 9th October 2023.
(PL) 102 - Proposed Elevations, dated 9th October 2023.

(PL)103 Rev E Proposed site plan
227-LYR-XX-ZZ-DWG-L-1000- Rev 9 Landscape GA
Both as received on the 16th May 2025

227-LYR-XX-ZZ-DWG-L-3000- Rev 5 Softworks As received on the 19th May 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.

17) The details of the hard and soft landscaping treatment scheme as set out within the approved drawing references:
227-LYR-XX-ZZ-DWG-L-1000- Rev 9 Landscape GA as received by the City Council as local planning authority on the 16th May 2025 and
227-LYR-XX-ZZ-DWG-L-3000- Rev 5 Softworks as received by the City Council as local planning authority on the 19th May 2025, shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing