



Planning

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P O Box 532 Town Hall
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Mr Matthew Dixon
Enabl
16 Old Market Place
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Date: 22 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: 142177/NMC/2025

Description: Non material amendment to planning permission 135818/JO/2022 to amend the number of apartments in the development

Location: Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West, Manchester

I refer to your application for a non-material amendment to planning permission reference 135818/JO/2022.

The proposed seeks to amend the number of apartments in the development and make various internal and elevational alterations.

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 135818/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135818/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 additional drawings and documents:

0321-TGA-XX-00-DR-A-0300 PA3, 0321-TGA-XX-01-DR-A-0301 PA3, 0321-TGA-XX-02-DR-A-0302 PA2, 0321-TGA-XX-03-DR-A-0303 PA2, 0321-TGA-XX-04-DR-A-0304 PA2, 0321-TGA-XX-05-DR-A-0305 PA2, 0321-TGA-XX-06-DR-A-0306 PA2, 0321-TGA-XX-07-DR-A-0307 PA2, 0321-TGA-XX-08-DR-A-0308 PA2, 0321-TGA-XX-XX-DR-A-0309 PA3, 0311-TGA-XX-XX-DR-A-0311 PA1, 0321-TGA-XX-XX-DR-A-0401 PA2, 0321-TGA-XX-

XX-DR-A-0402 PA2, 0321-TGA-XX-XX-DR-A-0403 PA2, 0321-TGA-XX-XX-DR-A-0404 PA2, 0321-TGA-XX-XX-DR-A-0405 PA2, 0321-TGA-XX-XX-DR-A-0501 PA3, 0321-TGA-XX-XX-DR-A-0502 PA2, 0321-TGA-XX-XX-DR-A-0503 PA2, 0321-TGA-XX-XX-DR-A-0504 PA2, 0321-TGA-XX-XX-DR-A-0505 PA2 and 0321-TGA-XX-XX-DR-A-0506 PA2

Peelers Yard, Manchester: Non-material Amendment (0321-TGA-XX-XX-RP-A-FI_10_10_05-95001 P02), prepared by Tim Groom Architects

All received by the City Council, as Local Planning Authority, on the 17 February 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.

14) Notwithstanding the waste management arrangements for the residential element of this development hereby approved shall be carried out in accordance with site waste management strategy received by the City Council, as Local Planning Authority, on the 23 December 2019 and drawing 0321-TGA-XX-00-DR-A-0300 PA3 received by the City Council, as Local Planning Authority on the 17 February 2025, prior to any above ground works, a updated waste management strategy and bin store size shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

20) Prior to the first occupation of the development, the provision of 71 cycle spaces, as indicated on drawing 0321-TGA-XX-00-DR-A-0300 PA3 received by the City Council, as Local Planning Authority on the 17 February 2025 shall be implemented prior to the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

31) Prior to the first use of the roof terrace as shown on drawing 0321-TGA-XX-08-DR-A-0308 PA2 received by the City Council, as Local Planning Authority, on the 17 February 2025, the opening hours for the roof terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then implemented for as long as the roof terrace remains in use.

There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing