



Planning

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Mrs Hayley Knight
Hayley Knight Planning Ltd
205 Stockport Road
Altrincham
WA15 7SW

Date: 28 April 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: 142586/NMC/2025

Description: Non-material amendment to planning approval reference 125993/FO/2020 to allow for the installation of chimneys/smoke stacks to either end of the building

Location: Land At The Corner Of Greenwood Road , And Gladeside Road, Manchester

I refer to your application for a non-material amendment to planning permission reference 125993/FO/2020.

The details of the proposed amendments are:

- a) the installation of chimneys/smokestacks to either end of the building.

Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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 125993/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125993/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Condition 2) The development hereby approved shall be carried out in accordance with the following drawings received on 31st March 2025:

- a) Proposed Ground Floor Plan, reference 02-03-001K;
- b) Proposed First Floor Plan, reference 02-03-002G;
- c) Proposed Second Floor Plan, reference 02-03-003G;

- d) Proposed Elevation- North (Gladeside Road) Plan, reference 02-05-001G;
- e) Proposed Elevation- West (Greenwood Road) Plan, reference 02-05-002G;
- f) Proposed Elevation- South Plan, reference 02-05-003G;
- g) Proposed Elevation- East Plan, reference 02-05-004G;
- h) Level 00 Floor Plan, reference P19063-FCH-BA-00-DR-A-3001 revision P14;
- i) Level 02 Floor Plan, reference P19063-FCH-BA-02-DR-A-3003 revision P13;
- j) Roof Plan, reference P19063-FCH-BA-RF-DR-A-3004 revision P01;
- k) Elevations Sheet 1 Plan, reference P19063-FCH-BA-XX-DR-A-4000 revision P3;
- l) Elevations Sheet 2 Plan, reference P19063-FCH-BA-XX-DR-A-4001 revision P5;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing