



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Julian Austin
Paul Butler Associates
31 Blackfriars Road
Salford
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Date: 25 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: 142584/NMC/2025

Description: Non material amendment to condition 26 (off-site highway works) of planning approval reference 133792/JO/2022 to allow rephrasing to enable the submission of information to discharge the condition, prior to the first use of the development.

Location: Land At Stockport Road, Swallow Street, Siddall Street And Pennington Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 133792/JO/2022.

The revisions to the approved scheme relate to amendments to the wording of condition no.26 (highway works) attached to the originally approved scheme from requiring the submission of detailed designs of the highway works from before commencement of the scheme on site , to before first use of the scheme.

It is considered that the proposed revision would not have a detrimental impact in terms of the visual appearance of the proposed development, or the residential amenity of the properties in proximity to the site.

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 133792/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133792/JO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

26) Prior to first use of the development hereby approved, details of highways works to Stockport Road, Pennington Street, Siddall Street and Swallow Street that are required as

part of the implementation of the development shall be submitted for approval in writing by the City Council as local planning authority. These details shall include details of the siting and specification of a delivery / servicing bay to Swallow Street. The development shall not be occupied until the works have been constructed in accordance with the approved details, which shall be maintained in situ at all times thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing