



Planning

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Mr Adam Collinge
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Date: 1 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: 142376/NMC/2025

Description: Non-material amendment to planning permission referenced 131891/FO/2021 to allow removal of glazed spandrel panels to the external walls and their replacement with a stepped recessed brick detail

Location: Land On The Corner Of Victoria Avenue And Chain Road, Manchester

I refer to your application for a non-material amendment to planning permission reference 131891/FO/2021.

Following an assessment of the details submitted, the proposed amendments are considered to be of a material nature.

The City Council is not satisfied that the proposed changes would not have an impact upon the character of the building, the residential amenity of nearby occupiers or upon the visual appearance of the area.

As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

The proposed amendment relates to the removal of spandrel panels and their replacement with matching recessed brickwork to the apartment block.

Therefore I can confirm that the proposed amendments are hereby **refused**.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing