MANCHESTER CITY COUNCIL

Planning

Jennifer Atkinson
Telephone: 0161 234 4517
jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Avery
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Date: 28 March 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: 142282/NMC/2025
Description: Non Material Amendment to planning permission 130627/FO/2021 to amend conditions 34(a) to remove referance to the 10 car share spaces and a reduction in car club bays from 20 spaces to 2 spaces upon opening and condition 39 to remove the requirement for the installation of a camera at the junction of Rochdale Road and Livesey Street and installation of a junction plateau and tactile paving at Poland Street/Silt Street and George Leigh Street.
Location: Ancoats Mobility Hub , Poland Street, Manchester ,

I refer to your application for a non-material amendment to planning permission reference 130627/FO/2021.

The proposed seeks to amend conditions 34(a) to remove referance to the 10 car share spaces and a reduction in car club bays from 20 spaces to 2 spaces upon opening and condition 39 to remove the requirement for the installation of a camera at the junction of Rochdale Road and Livesey Street and installation of a junction plateau and tactile paving at Poland Street/Silt Street and George Leigh Street.

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 130627/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130627/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

34) (a) Prior to the first use of the Mobility hub, the 2 car club spaces shall be implemented, made available and retained in situ for as long as the development remains in use.

(b) The number of car club spaces shall be reviewed annually as part of the travel plan requirements of condition 36 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional car club spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient car club and car share spaces at the development and the residents in order to support modal shift measures and air quality pursuant to policies SP1,T1, T2, EN14 and DM1 of the Manchester Core Strategy (2012).

39) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- SCOOT revalidation for the junction of Rochdale Road and Livesey Street;
- Give-way markings to the exit points and an upright signs to distinguish between the two entrance points;
- Dropped crossings to facilitate entrance to the Mobility Hub
- Installation of tactile paving and footway resurfacing
- Introduction of Traffic Regulation Orders within the vicinity of the development.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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