MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Patrick Stone
Spawforths
Bradford Road
Junction 41 Business Court
East Ardsley
Leeds
WF3 2AB

Date: 8 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: 142477/NMC/2025
Description: Non material amendment to planning permission referenced 139997/FO/2024 to allow the alteration of office entrance door and window type on the front (east facing) elevation to Unit 1, changes to the footprint of Unit 2 and the re-alignment of associated parking areas serving both units.
Location: Land At , Welcomb Street, Openshaw, Manchester,

I refer to your application for a non-material amendment to planning permission reference 139997/FO/2024.

The revisions to the approved scheme relate to:
- the split dimension door arrangement and window to the main entrance being transposed in respect of Unit One.
- amendments to the length, and width of Unit Two and omission of the personnel door on north elevation. The proposed internal width would now be 26.60m, and the proposed internal length would now be 37.20m.
- the slight reconfiguration and changes to the parking spaces where electric charging points and spaces with ducting provision. The number of parking spaces, parking spaces where electric charging points and spaces with ducting provision would remain unchanged.

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.

Prior to the installation of the substation on plan ref: New Substation design Proposed site plan ref: 12481-AEW-XX-XX-DR-A-0503 rev. P19, finalised elevational design details shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved design shall be implemented as part of the construction of the development.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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 139997/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139997/FO/2024 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 drawings and documents:

Unit One proposed floorplan ref: 12481-AEW-B1-00-DR-A-0601 rev. P02
Unit One elevations plan ref: 12481-AEW-B1-XX-DR-A-0602 rev. P02
Unit One proposed sections plan ref:12481- AEW-B1-XX-DR-A-0603 rev. P02
Unit One proposed roof plan ref: 12481-AEW-B1-RF-DR-A-0604 rev. P02
Unit Two proposed floorplans ref: 12481-AEW-B2-00-DR-A-0621 rev. P02
Unit Two elevations plan ref: 12481-AEW-B2-XX-DR-A-0622 rev. P02
Unit Two proposed sections plan ref: 12481-AEW-B2-XX-DR-A-0623 rev. P02
Unit Two proposed roof plan ref: 12481-AEW-B2-RF-DR-A-0624 rev. P02
Unit Three proposed floorplans plan ref: 12481-AEW-B3-00-DR-A-0641 rev. P02
Unit Three elevations plan ref: 12481-AEW-B3-XX-DR-A-0642 rev. P02
Unit Three proposed sections plan ref: 12481-AEW-B3-XX-DR-A-0643 rev. P02
Unit Three proposed roof plan ref: 12481-AEW-B3-RF-DR-A-0644 rev. P02
Unit Four proposed floorplans plan ref: 12481-AEW-B4-00-DR-A-0661 rev. P02
Unit Four elevations plan ref: 12481-AEW-B4-XX-DR-A-0662 rev. P02
Unit Four proposed sections plan ref: 12481-AEW-B4-XX-DR-A-0663 rev. P02
Unit Four proposed roof plan ref: 12481-AEW-B4-RF-DR-A-0664 rev. P02
Proposed site sections and street scene plan ref: 12481-AEW-XX-XX-DR-A-0506 rev. P06
Planning Support Statement ref: P4506-SPA-RP-TP-001 rev. D - Spawforths (as revised by email from planning agent dated 14.11.2024)
Design & Access Statement ref: 12481-AEW-XX-XX-RP-A-0004-P06 dated May 2024
Framework Travel Plan ref: 22975-HYD-XX-XX-RP-TP-6001-P08 dated 2 May 2024 - Hydrock
Transport Assessment ref: 22975-HYD-XX-XX-RP-TP-5001-P08 dated 2 May 2024 - Hydrock (based on floorspace proposed and not number of units referenced)
Drainage Strategy ref: 22975-HYD-XX-XX-RP-C-0500 rev. P04 dated 2 May 2024
Phase 1 Preliminary Geo- Environmental and Geotechnical Risk Assessment ref: JER9536 version.1 dated 31 May 2024
Detailed Desk Study (Stage 2) for potential UXO contamination ref: EES1361 R-02-00 Dated 19th May 2022
Flood Risk Assessment ref: HLEF83419 v1 dated September 2022
Energy and Sustainability Statement ref: 3935 dated 26.04.2024 - Hannan Associates
Existing Utility Services Report dated 20.05.2022 - Hannan Associates
Noise Impact Assessment Ref: R2090-REP01F-JW - Red Acoustics
BREEAM 2018 HEA05 Design Assessment - Shell only ref: R2090-REP02 REV. E-JW dated 2 May 2024 - Red Acoustics
Security Needs Assessment ref: GLS05-GS-SY-ZZ-RP-Y-0001-S4 rev.A - Graphite Security
Extended Phase 1 Habitat Survey (Preliminary Ecology Appraisal) Version 1 dated 29.04.2024

Dusk Emergence and Dawn Re-Entry Bat surveys ref: RT-MME-158308
Preliminary Bat Roost Assessment ref: RT-MME-157730-04 dated June 2022
Preliminary Arboricultural Assessment ref: RT-MME-157730-01 May 2022 - Middlemarch
Arboricultural Impact Assessment ref: RT-MME-157730-02 October 2022- Middlemarch (as revised by Landscape Proposals plan ref: 4198-01 Rev G).
Received 13th May 2024

Email from planning agent dated 20th June 2024 clarifying land ownership
Agent email dated 29.07.2024 in respect of boundary treatment
Email titled 'Hydrock 22975-HIGH' - Correspondence between consultant and UU to show that their concerns relating to easement have been satisfied and all matters are resolved.
Email titled 'T Fox Email 16/04/2024 - Correspondence to demonstrates that the watercourse the LLFA are referring to is proven to not be within the Site
Received 29th July 2024

Highways Technical Design Note (Reference. 22975-HYD-XX-XX-RP-TP-1001-P01)
Landscape Proposals plan ref: 4198-01 Rev G
Assessment of Biodiversity Net Gain BNG (Reference. Version 2) dated 22.08.2024
Received 23rd August 2024

Hydrock LLFA Response Drainage Technical Note (Reference. 22975-HYD-XX-XX-TN-002)
Received 23rd August 2024

The Statutory Biodiversity Metric Calculation Tool Spreadsheet and condition sheet relating to individual trees.
Received 27th August 2024

Existing Site plan (edged red) plan ref: 12481-AEW-XX-XX-DR-A-502 rev.P05 received 28th August 2024

City Works Lost Watercourse Assessment and Topographical and Underground Utility survey plan ref:UAR318_A sheet 2 of 2 received 16th October .2024

Photo Logs; Borehole Logs; Borehole Locations Drawing (Ref 22975-HYD-XX-XX-DR-GE-0002 P01) in connection with culvert investigations.
Received 5th November 2024

Bat Survey Report dated 31.7.2024 received 15th November 2024

Proposed boundary treatments plan ref. 12481-AEW-XX-XX-DR- A-0508 rev.P11
Bird and Bat Box plan ref: 12481-AEW-XX-XX-DR-A-0507 rev. P08
External works plan ref: 12481-AEW-XX-XX-DR-A-0504 rev. P13
Proposed site plan ref: 12481-AEW-XX-XX-DR-A-0503 rev. P17
Received 19th November 2024

Agent email dated 21.11.2024 (08:25) confirming the implementation of sustainability measures.

AS AMENDED BY
Location Plan - Ref.12481-AEW-XX-XX-DR-0501-S4 rev. P06
Proposed Site Plan - Ref.12481-AEW-XX-XX-DR-0503-S4 rev. P19
Amended Proposed External Works - Ref.12481-AEW-XX-XX-DR-0504-S4 rev. P15
Site Plan Comparison - Ref.12481-AEW-XX-XX-DR-0520-S4-P01

Unit 1 Proposed Floor Plan - Ref.12481-AEW-B1-XX-DR-A-0601-S4 rev. P03
Unit 1 Proposed Elevations - Ref.12481-AEW-B1-00-DR-A-0602-S4 rev. P03
Unit 1 Proposed Sections - Ref.12481-AEW-B1-XX-DR-A-0603-S4 rev. P03
Unit 2 Proposed Floor Plan - Ref.12481-AEW-B2-00-DR-A-0621-S4 rev. P04
Unit 2 Proposed Elevations - Ref.12481-AEW-B2-XX-DR-A-0622-S4 rev. P03
Unit 2 Proposed Sections - Ref.12481-AEW-B2-XX-DR-A-0623-S4 rev. P03
Unit 2 Proposed Roof Plan - Ref.12481-AEW-B2-RF-DR-A-0624-S4 rev. P03
Received 19th March 2025

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 (2012).

8) a) Electric vehicle charging points shall be implemented in the locations shown on Proposed site plan ref: 12481-AEW-XX-XX-DR-A-0503 rev. P19.

b) Prior to occupation of the development, the electric vehicle charging points shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

9)

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

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing