



Planning

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Mrs Louisa McCarthy
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21-23 Quay Street
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Date: 18 February 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: 141928/NMC/2025

Description: Non-material amendment to condition 2 (specified plans) attached to planning permission referenced 138100/JO/2023 to allow the addition of two bedrooms in place of plant areas, various minor external elevational changes to all buildings and changes to the bin/bike store enclosures.

Location: St Gabriels Hall, 1 Oxford Place, Manchester, M14 5RP

I refer to your application for a non-material amendment to planning permission reference 138100/JO/2023.

The proposed amendments relate to the addition of 2 further bedrooms in place of plant rooms to increase the overall number of bedrooms from 319 to 321, minor elevational changes to all the buildings and changes to the design of the bin and bike stores.

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 or material alterations to the host planning permission.

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 138100/JO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138100/JO/2023 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:

Drawings referenced 10349-SHP-Z1-A-B5D8-G200-EL-XX-001/P03, 10349-SHP-Z1-A-B5D8-G200-EL-XX-002/P03, 10349-SHP-Z1-A-B5D8-G200-EL-XX-003/P03, 10349-SHP-Z1-A-B5D8-G200-EL-XX-004/P02, 10349-SHP-Z1-A-B5D8-G200-PL-00-001/P02, 10349-SHP-Z1-A-B5D8-G200-PL-01-001/P02, 10349-SHP-Z1-A-B5D8-G200-PL-02-001/P02, 10349-SHP-Z1-A-B5D8-G200-PL-LG-001/P02, 10349-SHP-Z1-A-B5D8-G200-PL-RF-001/P03, 10349-SHP-Z2-A-B5D8-G200-EL-XX-001/P03, 10349-SHP-Z2-A-B5D8-G200-EL-XX-002/P03, 10349-SHP-Z2-A-B5D8-G200-EL-XX-003/P03, 10349-SHP-Z2-A-B5D8-G200-PL-00-001/P02, 10349-SHP-Z3-A-B5D8-G200-EL-EE-001/P03, 10349-SHP-Z3-A-B5D8-G200-EL-EN-001/P03, 10349-SHP-Z3-A-B5D8-G200-EL-EN-002/P03, 10349-SHP-Z3-A-B5D8-G200-EL-ES-001/P03, 10349-SHP-Z3-A-B5D8-G200-EL-ES-002/P03, 10349-SHP-Z3-A-B5D8-G200-EL-EW001/P04, 10349-SHP-Z3-A-B5D8-G200-PL-00-001/P02, 10349-SHP-Z4-A-B5D8-G200-EL-EE-001/P04, 10349-SHP-Z4-A-B5D8-G200-EL-EN-001/P04, 10349-SHP-Z4-A-B5D8-G200-EL-EN-002/P04, 10349-SHP-Z4-A-B5D8-G200-EL-ES-001/P04, 10349-SHP-Z4-A-B5D8-G200-EL-ES-002/P04, 10349-SHP-Z4-A-B5D8-G200-EL-EW001/P04, 10349-SHP-Z4-A-B5D8-G200-PL-00-001/P02, received by the City Council as Local Planning Authority on 17 January 2025.

Drawings referenced 0919-RFMXX-00-DR-L-0001 Rev P04 received by the City Council, as Local Planning Authority on 1 March 2023.

Drawings referenced 10349-SHP-Z0-A-B5D8-Z462-XP-XX-001/P01, 0919-RFM-XX-00-DR-L-0003-S2-P03, 0919-RFM-XX-00-DR-L-0004-S2-P01 and 0919-RFM-XX-00-DR-L-0005-S2-P01 received by the City Council as Local Planning Authority on 25 October 2022.

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 Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing