



Planning

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Mr Neil Lucas
AshtonHale
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ABC Buildings
21-23 Quay Street
Manchester
M3 4AE

Date: 7 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: 141897/NMC/2025

Description: Non Material Change to planning permission 137399/FO/2023 to make alterations building height, elevational alterations and alterations to landscaping

Location: Land Bounded By Upper Brook Street & Kincardine Road, Manchester, M13 9TD

I refer to your application for a non-material amendment to planning permission reference 137399/FO/2023.

The proposed seeks to to make alterations building height, elevational alterations and alterations to landscaping.

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 137399/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137399/FO/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 additional drawings:

MAUBS-SRA-XX-XX-PP-AR-00002
UBS-SRA-ZZ-00-DR-A-02-100
UBS-SRA-ZZ-01-DR-A-02-101
UBS-SRA-ZZ-ZZ-DR-A-02-102

UBS-SRA-ZZ-ZZ-DR-A-02-103
UBS-SRA-ZZ-ZZ-DR-A-02-104
UBS-SRA-ZZ-EN-DR-A-02-306
UBS-SRA-ZZ-ES-DR-A-02-307
UBS-SRA-ZZ-EW-DR-A-02-309
UBS-SRA-ZZ-EE-DR-A-02-310
UBS-SRA-ZZ-EN-DR-A-02-320
UBS-SRA-ZZ-ES-DR-A-02-321
UBS-SRA-ZZ-SE-DR-A-02-320
UBS-SRA-ZZ-SE-DR-A-02-321
UBS-SRA-ZZ-SS-DR-A-02-323
UBS-SRA-SA-XX-DR-A-02-420
UBS-SRA-SA-XX-DR-A-02-421
UBS-SRA-SA-XX-DR-A-02-422
UBS-SRA-SA-XX-DR-A-02-423
UBS-SRA-SA-00-DR-A-02-600
UBS-SRA-SA-01-DR-A-02-601
UBS-SRA-SA-02-DR-A-02-602
UBS-SRA-SA-ZZ-DR-A-02-603
UBS-SRA-SA-08-DR-A-02-604
UBS-SRA-SA-ZZ-DR-A-02-605
UBS-SRA-SA-ZZ-DR-A-02-606
UBS-SRA-SA-ZZ-DR-A-02-607
UBS-SRA-SA-22-DR-A-02-608
UBS-SRA-SA-R1-DR-A-02-609

all received by the City Council, as Local Planning Authority, on the 27 March 2025

MAUBS-RFM-XX-00-DR-LS-0101-S4-P03, MAUBS-RFM-XX-00-DR-LS-0103-S4-P02, MAUBS-RFM-XX-00-DR-LS-0106-S4-P01, MAUBS-RFM-XX-00-DR-LS-0107-S4-P01, MAUBS-RFM-XX-01-DR-LS-0104-S4-P05, UBS-SRA-SA-XX-DR-A-02-420 P03, UBS-SRA-SA-XX-DR-A-02-421 P03, UBS-SRA-SA-XX-DR-A-02-422 P03, UBS-SRA-ZZ-SE-DR-A-02-321 P02 and UBS-SRA-ZZ-SS-DR-A-02-323 P02 received by the City Council, as Local Planning Authority, on the 14 January 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

19) (a) Notwithstanding drawings MAUBS-RFM-XX-00-DR-LS-0101-S4-P03, MAUBS-RFM-XX-00-DR-LS-0103-S4-P02, MAUBS-RFM-XX-00-DR-LS-0106-S4-P01, MAUBS-RFM-XX-00-DR-LS-0107-S4-P01, MAUBS-RFM-XX-01-DR-LS-0104-S4-P05 received by the City Council, as Local Planning Authority, on the 14 January 2025, prior to the commencement of landscaping works associated with a plot of the development hereby approved, details of a hard and soft landscaping scheme (including appropriate materials specifications, street trees and provision of 34 cycle spaces within the public realm) shall be submitted for approval in writing by the City Council as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first use of the plot of the development

If within a period of 10 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing