



Planning

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ASDA Stores Limited
ASDA House
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Date: 13 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: 142352/NMC/2025

Description: Non material amendment to 125573/FO/2019 to amend condition 29 (clear glazing) to enable the internal application of vinyl on 2no. glazing panels to commercial unit 03.

Location: Asda Express , Commercial Unit 03, Plot 11, Manchester Square Gardens, Chester Street, Manchester, M15 6JX

I refer to your application for a non-material amendment to planning permission reference 125573/FO/2019.

The proposal seeks to amend condition 29 (clear glazing) to enable internal application of vinyl on 2no. glazing panels to commercial unit 03. The full-height gold vinyl panel is required to screen the back-of-house area and associated ducting infrastructure, and the black vinyl with the ASDA logo is required to screen the manned check out counters, where cigarettes and other goods are stored, for security purposes.

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 proposed relocation is within the site edged red boundaries of the original application. 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 125573/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125573/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

29) The windows within the podium and at ground floor facing the central public realm and private landscaped areas, other than the vinyl(s) as shown in the document

31934PL01_04, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way unless they relate to service areas.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing