



Planning

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Mr Tyler Rylance
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Date: 16 January 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: 141780/NMC/2024

Description: Non-Material Amendment to planning permission 140206/FO/2024 to allow: the relocation of the condenser compound; layout amendments to the external terrace area; and, the completion of the substation to an anthracite grey GRP construction.

Location: Land Off Enterprise Way And Bailey Lane, Manchester,

I refer to your application for a non-material amendment to planning permission reference 140206/FO/2024.

The proposed amendments relate to the:

- Relocation of the condenser compound and cycle shelters;
- Amendment to the external terrace are including an additional access door and installation of a glazed canopy over the terrace, with trellising to the perimeter and brick planter to match the building;
- Change in material finish to the substation to anthracite grey GRP construction.

Following an assessment of the details submitted, the Council can confirm that the proposed amendment is 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 have no significant material impact upon the appearance on the development within the streetscene or character of the wider area. It is also considered that the proposals would not have any impact on the amenity of any existing residential properties.

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 140206/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 140206/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:

Site Location Plan 2000 Rev P1

First Floor Plan 2004 Rev P1

Proposed Second to Fifth Floor Plan 2005 Rev P1

Sixth Floor Plan 2006 Rev P1

Seventh Floor Plan 2007 Rev P1

Proposed North-West & North-East Elevations 2010 Rev P1

Fence and Gate details 2013 Rev P1

Softworks Specification PWP 872 002 Rev P01

Geoenvironmental Desk Study Report, JPG, February 2024

Factual Report on the Geoenvironmental Ground Investigation, JPG, May 2024

Interpretative Report on the Geoenvironmental and Geotechnical Ground Investigation, JPG, May 2024

Design & Access Statement May 2024

Air Quality Assessment DC4542-AR1

Arboricultural Report 21843/AJB

Arboricultural Implications Assessment 21843-A/AJB

Biodiversity Net Gain June 2024

Biodiversity Metric June 2024

Crime Impact Statement 2024/0103/CIS/01

Detailed Unexploded Ordnance Risk Assessment 8750

Employment & Skills Plan June 2024

Employment & Skills Plan June 2024

Flood Risk Assessment 6338-JPG-XX-XX-RP-D-0620-S2-P01 5th April 2024

Glint and Glare Assessment Project No: 314872 Rev 1 15th May 2024

Landscape Statement PWP 872 500 Rev P01 03/06/2024

Preliminary Ecological Appraisal May 2024

Sustainability Statement May 2024

Transport Assessment June 2024 reference 4131 Issue V2.0

Travel Plan June 2024 reference 4131 Issue V2.0

TV Reception Report Issue 1 June 2024

Ventilation Statement May 2024

All as received by the City Council as local planning authority on the 5th June 2024

Local Labour proposals and reporting template as received by the City Council as local planning authority on the 12th June 2024

Certification of Calibration QED as received by the City Council as local planning authority on the 26th July 2024

Drainage Impact Assessment reference 6338-JPG-XX-XX-RP-D-0622-S2-P04

Waste Management Strategy and accompanying waste collections plan as received by the City Council as local planning authority on the 15th July 2024

Delivery and Servicing Management Plan as received by the City Council as local planning authority on the 30th July 2024

Noise Impact Assessment prepared by Dragonfly Consulting reference DC4482-NR1v3 received by the City Council as local planning authority on the 1st August 2024

External Lighting Report by Orbis Revision No: P05 dated 9th August 2024

Construction Management and Methodology Plan prepared by GMI Rev 08/08/2024

Bird Hazard Management Plan reference 9070 version 4 prepared by Envirotech

All as received on the 9th August 2024.

Road Safety Audit Stage 1/2 Report and accompanying plans as received by the City Council as local planning authority on the 5th September 2024

Arboricultural Method Statement reference 21843-B/AJB and Landscape Outline Master-plan PWP 872 001 Rev P05 both as received via email on the 6th September 2024

Proposed Site Plan 2001 Rev P5
Ground Floor Plan 2003 Rev P2
Proposed Roof Plan 2008 Rev P2
Proposed South East & South West Elevations 2009 Rev P2
Proposed substation plans and elevations 2011 Rev P2
Boundary treatment plan 2012 Rev P2
External Materials Schedule Rev A
Landscape Outline Masterplan PWP 872 001 Rev P06
All as received on the 19th December 2024

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.

9) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references: Landscape Outline Master-plan PWP 872 001 Rev P06 as received by the City Council as local planning authority on the 19th December 2024, and Softworks Specification PWP 872 002 Rev P01 as received by the City Council as local planning authority on the 5th June 2024, shall be implemented within 12 months from the completion of development. If within a period of 5 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.

10) Prior to the first use of the development hereby approved the boundary treatments as set out on drawing references: Boundary treatment plan 2012 Rev P2, and Fence and Gate details 2013 Rev P1, shall be installed and completed and shall thereafter be retained whilst the development is in use.

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 and residential amenity of the area within which the site is located in order to comply with policies SP1, EN3 and DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

