



Planning

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Mr Jake Challinor-Smith
Rapleys LLP
York House
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Date: 4 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: 141878/NMC/2025

Description: Non Material Change to application reference 138626/JO/2023 to allow roof fascia depth increased, increase in roof fascia overhang, M&E equipment added to roof, entrance doors slightly altered, logo sign to be repositioned, increase in height of the plant deck, louvres added to the front and side of the plant deck, change in timber colour to match the roof fascia, roof standing seam height marginally increased

Location: 550 Mauldeth Road West, Manchester, M21 7AA

I refer to your application for a non-material amendment to planning permission reference 138626/JO/2023.

The proposed amendments relate to a roof fascia depth increased, increase in roof fascia overhang, M&E equipment added to roof, entrance doors alteration, logo sign to be repositioned, increase in height of the plant deck, louvres added to the front and side of the plant deck, change in timber colour to match the roof fascia and the roof standing seam height to be increased.

Following an assessment of the details submitted, the Council 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 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 138626/JO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138626/JO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

P100 GROUND FLOOR PLAN
P200 GA EXTERNAL ELEVATIONS
P300 GA SITE ELEVATION
T310 BAKERY DRS ROOM DETAIL SECTION
T311 DELIVERY AREA DETAIL SECTION
T402 PROPOSED GA SETTING OUT SITE PLAN
T411 PROPOSED LEVELS AND GRADIENTS SITE PLAN
COVERING LETTER

Dated 9th 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.

Should you wish to discuss the matter further, please contact Jennifer Connor 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