MANCHESTER CITY COUNCIL

Planning

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Miss Laura Pennington
CBRE Limited
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Manchester
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Date: 22 November 2024

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: 141527/NMC/2024
Description: Non Material Amendment to planning permission 140389/JO/2024 to amend condition 2 (approved dwgs) removal and relocation of columns and changes to lift core design
Location: 35 Fountain Street, Manchester, M2 2AN

I refer to your application for a non-material amendment to planning permission reference 136013/FO/2023.

The proposal seeks to amend planning permission 140389/JO/2024 to vary condition 2 (Approved Drawings) for the removal and relocation of columns and changes to lift core design.

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 136013/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136013/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 and documents:

- Proposed east elevation, ref: 2308-BAA-20-EE-DP-A-0 P06
- Proposed east elevation (context), ref: 2308-BAA-20-EE1-DP-A-0 P05
- Proposed north elevation, ref: 2308-BAA-20-EN-DP-A-0 P06
- Proposed north elevation (context), ref: 2308-BAA-20-EN1-DP-A-0 P05

- Proposed south elevation, ref: 2308-BAA-20-ES-DP-A-0 P06
- Proposed south elevation (context), ref: 2308-BAA-20-ES1-DP-A-0 P04
- Proposed west elevation, ref: 2308-BAA-20-EW-DP-A-0 P06
- Proposed west elevation (context), ref: 2308-BAA-20-EW1-DP-A-0 P04
- Proposed ground floor plan, ref: 2308-BAA-20-L00-DP-A-0 P05
- Proposed level 01 floor plan, ref: 2308-BAA-20-L01-DP-A-0 P05
- Proposed façade bay study 6, ref: 2308-BAA-21-B06-DP-A-0 P01

Received by the City Council, as Local Planning Authority, on the 18 November 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.

Should you wish to discuss the matter further, please contact Danielle Cooper using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing