



Planning

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Date: 15 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: 141362/NMC/2024

Description: Non-material amendment to planning permission 132600/FO/2021 to vary wording of condition 29 (Off Site Highway Works).

Location: Plot 9A First Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 132600/FO/2021.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Reason 2: The proposed amendments relate to changes to conditions planning condition 29

Following discussions with MCC Highways and TfGM, the Applicant has agreed to pay a commuted sum towards the highway works covered by points (b) and (c) of Condition 29 as currently worded, rather than carrying out the works themselves. This will be secured via an amendment to the existing s278 agreement with MCC Highways.

The wording of Condition 29 therefore needs to be updated to reflect the fact that the applicant will be relinquishing control over the delivery of those works and to ensure the project is not being progressed in contravention of the condition as it is currently written.

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 132600/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132600/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

29) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

(1)

- a) The lay-by on River Street;
- b) Tactile paving and dropped kerbs across the car park access point

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

(2) Prior to the occupation of the development, the Applicant amend the Section 278 Agreement with MCC Highways [dated 16 April 2024] to include a commuted sum towards the following:

- a) The signalised pedestrian crossing providing access across Medlock Street; and
- b) The works to the adopted highway, including footway improvements.

Reason -To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing