



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
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Mr James McAllister
THIS Planning
1 Primrose Street
London
EC2A 2EX

Date: 18 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: 141313/NMC/2024

Description: Non-material amendment to planning approval 138119/FO/2023 to remove the requirement for condition 3 (roller shutters down between 2200 and 0600hrs)

Location: Ladybarn House, Wilmslow Road, Manchester, M14 6ND

I refer to your application for a non-material amendment to planning permission reference 138119/FO/2023.

The proposed amendments relate to the removal of the time sensitive condition for the lowering of the roller shutters to the ground floor of Ladybarn House between the hours of 22:00 and 06:00.

Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to constitute a material change.

The City Council is not satisfied that the proposed changes would not have an impact upon the character and activity of the building, the residential amenity of nearby occupiers due to general disturbance associated with the ground floor use or upon the visual appearance of the area.

As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Therefore I can confirm that the proposed amendments are hereby **refused**.

Should you wish to discuss the matter further, please contact Janet Lawless using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

