



**Planning**

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Date: 28 October 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:** 141196/NMC/2024

**Description:** Non material amendment to planning permission 138987/FO/2024 to amend curtain walling of the new training centre.

**Location:** 550 Ashton New Road, Manchester, M11 4AA

I refer to your application for a non-material amendment to planning permission reference 138987/FO/2024.

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 the addition of aluminium curtain walling to a section on the north west facing elevation, retention of existing brickwork to a section on the south west facing elevation and the replacement of a hooped ladder with a companionway ladder to access the roof.

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 138987/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138987/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:

Drawings

22-053-1111 REV A, 22-053-1112 REV A, 22-053-1135 REV A, 22-053-1150 REV A, 22-053-BSA-1110 REV A, 4 and 230565-SVM-ZZ-ZZ-DR-E-2202 REV P01 received by the City Council, as Local Planning Authority, on the 11 January 2024

407-07 received by the City Council, as Local Planning Authority, on the 2 April 2024

22-053-1102 REV B, 22-053-1130 REV B, 22-053-1131 REV B, 22-053-1132 REV B received by the City Council, as Local Planning Authority, on the 9 October 2024

#### Supporting information

Design and Access statement, Air Quality assessment, Coal Mining Risk Assessment, Crime Impact Statement, Planning Statement, Noise Impact Assessment, Arboricultural Assessment, tree survey schedule, Tree Constraints Plan, Ecology and Biodiversity Net Gain report, Ground Investigations Report (ref. CCG-C-23-13703), Demolition Soil and Waste Management Plan, Waste Management strategy, Bin Store Plan and Transport Statement received by the City Council, as Local Planning Authority, on the 11 January 2024

Energy Statement (ref. 230565-SVM-ZZ-ZZ-RP-Z-3100 P02) received by the City Council, as Local Planning Authority, on the 19 March 2024

Response to CRT letter received by the City Council, as Local Planning Authority, on the 2 April 2024

Flood Risk Assessment and Drainage report, Below Ground Drainage Strategy (ref. MCW-MAG-ZZ-XX-DR-C-200 REV P3 received by the City Council, as Local Planning Authority, on the 25 March 2024

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact James Bridgman using the details above.

Yours faithfully,



Julie Roscoe  
Director of Planning, Building Control & Licensing