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Our Ref: 04C400513

Your Ref: PP-13269531

20 August 2024

David Lawless
Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear David

**Box 4 (Formerly Hangar 4), Pinfold Lane, Manchester Airport: Application for Non-Material Amendment to Planning Permission Reference 136879/FO/2023 under Section 96(A) of the Town and Country Planning Act**

On behalf of our client, Threadneedle Curtis Limited ('the Applicant'), we enclose with this letter an application for a non-material amendment under Section 96(A) of the Town and Country Planning Act (1990) to permission reference 136879/FO/2023 granted on 3rd May 2023.

The planning application permitted the following development:

*"Erection of a warehouse building (Use Class B8) with ancillary office accommodation (totalling 8,568m² gross internal area) and associated parking, access and landscaping."*

The proposed non-material amendment is made under Section 96(A) of the Town and Country Planning Act (1990) which states:

*"A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. The power conferred may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission relates."*

The following has been submitted in support of this application:

- This covering letter;
- Application forms duly signed and completed;
- Proposed Sections Plan (reference: 020993-RPS-SI-XX-DR-A-0112 P03) prepared by RPS; and,

- Proposed Elevations Plan (reference: 020993-RPS-SI-XX-DR-A-0111 P03) prepared by RPS.

**The Proposal**

The full description of development as detailed on the planning application forms is as follows:

*"Proposed non-material amendment to application reference 136879/FO/2023 to increase maximum parapet height to 15.4m, from 15m."*

The application seeks consent for the maximum height of the parapet to increase from 15m to 15.4m as a result of the architect's design development. The parapet will remain lower than the overall roof height so it is important to note that the overall height of the building will not increase as a result of this non-material amendment.

To reflect the change in parapet height the following plans are proposed to be substituted.

| Plan Title | Old Reference (Approved under Application 136879/FO/2023) | New reference |
|---|---|---|
| Proposed Sections | 020993-RPS-SI-XX-DR-A-0112 P02 | 020993-RPS-SI-XX-DR-A-0112 P03 |
| Proposed Elevations | 020993-RPS-SI-XX-DR-A-0111P02 | 020993-RPS-SI-XX-DR-A-0111 P03 |

**Fee**

The planning application fee has been calculated as £363.00 (including £70.00 service charge) and this amount has been paid for via BACS to the Planning Portal.

I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please contact me.

Yours sincerely,

**Nicola Simpson**
**Planner**
**07772 591595**
**nicola.simpson@avisonyoung.com**
**For and on behalf of Avison Young (UK) Limited**