MANCHESTER CITY COUNCIL

Planning

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Miss Kate Wilson
Avison Young
11 York Street
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Date: 7 August 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: 140643/NMC/2024
Description: Non-material amendment to planning permission 139146/JO/2024 comprising of amendment to condition 6 (External Management Plan)
Location: 4 Hardman Square, Manchester, M3 3EB

I refer to your application for a non-material amendment to planning permission reference 139146/JO/2024.

The proposal seeks an amendment to the wording of Condition 6 to alter the timing trigger for the submission and approval of the management plan for the external areas.

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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 139146/JO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139146/JO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

6) The external areas within the application site shall only be used in accordance with a Management Plan that shall be submitted to and approved in writing by the City Council as local planning authority before the roof top terrace of the development is first occupied and shall include:

- a schedule of days and hours of operation;
- number of occupiers (capacity); and
- statement of intended use.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing