



Planning

Angela Leckie
Telephone: 0161 234 4651
angela.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Ms Eithne FitzGerald
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Date: 12 March 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: 139307/NMC/2024

Description: Non material amendment to application ref no 138222/JO/2023 to amend the description of development to including sample storage at Ground Floor.

Location: Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ

I refer to your application for a non-material amendment to planning permission reference 138222/JO/2023.

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

The Applicant's anchor tenant requires the description of development to explicitly reference sample storage to ensure the approved description of development is consistent with the occupier's business case for funding

This will have the effect of amending the description of development to the following:

Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E) including sample storage at Ground Floor; associated cycle parking, hard and soft landscaping, access and servicing and other associated works

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 138222/JO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138222/JO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing