



Planning

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Date: 22 April 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: 139773/NMC/2024

Description: Non-material amendment to planning permission 133998/JO/2022, consisting of revisions to the ground floor layout and to amend condition 36 (Cycle Provision).

Location: Land Bounded By The Former Manchester Central Railway Station To The North, Albion Street To, The East, The Rear Service Courtyard To Beetham Tower To The West, And Deansgate Castlefield Tram Stop, And Deansgate Locks To The South, ,

I refer to your application for a non-material amendment to planning permission reference 133998/JO/2022.

The proposal seeks to make revisions to the ground floor layout and to amend condition 36 (Cycle Provision).

Following an assessment of the details submitted, I can confirm that the proposed amendments are 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 133998/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133998/JO/2022 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 additional drawings and documents:

- Covering Letter prepared by Deloitte and 10333-Z1-A-B5D9-G100-PL-00-010 P01 received by the City Council, as Local Planning Authority, on the 7 April 2024

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

36) Prior to the first occupation of each phase, the cycle provision, as indicated on drawing 10333-Z1-A-B5D9-G100-PL-00-010 P01 received by the City Council, as Local Planning Authority, on the 7 April 2024, the approved details shall then be implemented prior to the first occupation/use of each phase and thereafter retained and maintained in situ

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing