MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Larna Smith
Avison Young
11 York Street
Manchester
M2 2AW

Date: 13 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: 139290/NMC/2024
Description: Non-material amendment to Planning Permission 135123/FO/2022 to change the description of development to remove the reference to the sixth floor extension.
Location: 4 Hardman Square, Manchester, M3 3EB

I refer to your application for a non-material amendment to planning permission reference 135123/FO/2022.

Following an assessment of the details submitted, I confirm that the proposed amendment is 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 amendment would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 135123/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 135123/FO/2022 still apply to this development. However, due to the acceptance of the amendment outlined above, the following amended description applies:

Amended Description

Development comprising creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and 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 135123/FO/2022. These documents should be read in

conjunction with one another. Therefore, the conditions previously applied to approval 135123/FO/2022 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 Lucy Harrison using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing