



Planning

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P O Box 532 Town Hall
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Mr Neil Lucas
AshtonHale
11 Riverview
The Embankment Business Park
SK4 3GN

Date: 10 October 2023

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: 138099/NMC/2023

Description: Non material amendment to condition 2 (specified plans) attached to planning permission referenced 135278/FO/2022, to allow the raising of existing parapet heights to flat roofed areas of St. Gabriel's, Chapel and Annex Building, addition of vents to St. Gabriel's pitched roof, addition of louvres to St. Gabriel's east and west facades, addition of opaque and translucent glazing panels to windows in Woodthorpe in limited locations, addition of louvre door to Woodthorpe north facade and single plant access door to Woodthorpe west facade changed to a double door, introduction of feature decorative metal panel in lieu of back painted glazed panel on Woodthorpe south facade, alterations to the window replacement and refurbishment strategy, addition of roof access guarding to buildings 3 and 4, increase to lift overrun height to buildings 3 and 4, together with various minor elevational alterations

Location: St Gabriels Hall, 1 Oxford Place, Manchester, M14 5RP

I refer to your application for a non-material amendment to planning permission reference 135278/FO/2022.

The proposed amendments relate to the following:

Buildings 01 (St Gabriel's/Chapel) & 02 (Woodthorpe)

The raising of existing parapet heights to flat roof areas of St Gabriel's, Chapel and Annex buildings;

Addition of AOVs to St. Gabriel's pitched roofs;

Drawings amended to correct errors in measured survey information;

Clarification of window replacement / refurbishment strategy;

Addition of louvres to St Gabriel's east and west facades;

Addition of opaque and translucent glazing panels to windows in Woodthorpe in limited locations;

Addition of louvre door to Woodthorpe north façade and single plant access door to Woodthorpe west façade changed to a double door;

Introduction of feature decorative metal panel in lieu of back painted glazed panel on Woodthorpe south façade;

Buildings 03 & 04

Addition of roof access guarding;

Minimal increase to lift overrun height;

Insertion of additional ventilation slots to head of windows in limited locations;

Omission of metal architrave to surrounds of entrance doors;

Minor adjustment to window setting out to Building 03 south elevation, levels 03 & 04 only;

Fire exit door on Building 03 only changed from glazed to metal;

Change to ground floor window setting out;

Increase to the height of roof AOVs;

Increase to height of roof access door threshold.

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 or material alterations to the host planning permission.

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 135278/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135278/FO/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 drawings and documents:

Drawings referenced 10349-SHP-Z0-A-B5D8-XP-XX-001, 10349-SHP-Z0-A-B5D8-G100-EL-XX-00, 10349-SHP-Z0-A-B5D8-G100-EL-XX-002, 10349-SHP-Z0-A-B5D8-G100-PL-01-001, 10349-SHP-Z0-A-B5D8-G100-PL-01-001, 10349-SHP-Z0-A-B5D8-G100-PL-02-001, 10349-SHP-Z0-A-B5D8-G100-PL-03-001, 10349-SHP-Z0-A-B5D8-G100-PL-04-001, 10349-SHP-Z0-A-B5D8-G100-PL-RF-001, 10349-SHP-Z0-A-B5D8-JC20-PL-00-001, 10349-SHP-Z0-A-B5D8-JC20-PL-01-001, 10349-SHP-Z0-A-B5D8-JC20-PL-02-001, 10349-SHP-Z0-A-B5D8-JC20-PL-03-001, 10349-SHP-Z1-A-B5D8-G200-EL-XX-001, 10349-SHP-Z1-A-B5D8-G200-EL-XX-002, 10349-SHP-Z1-A-B5D8-G200-EL-XX-003, 10349-SHP-Z1-A-B5D8-G200-PL-00-001, 10349-SHP-Z1-A-B5D8-G200-PL-01-001, 10349-SHP-Z1-A-B5D8-G200-PL-02-001, 10349-SHP-Z1-A-B5D8-G200-PL-LG-001, 10349-SHP-Z1-A-B5D8-G200-PL-RF-001, 10349-SHP-Z1-A-B5D8-JC20-EL-EN-001,

10349-SHP-Z1-A-B5D8-JC20-EL-ES-001, 10349-SHP-Z1-A-B5D8-JC20-EL-XX-001, 10349-SHP-Z1-A-B5D8-JC20-EL-XX-002, 10349-SHP-Z2-A-B5D8-G200-EL-XX-001, 10349-SHP-Z2-A-B5D8-G200-EL-XX-002, 10349-SHP-Z2-A-B5D8-G200-EL-XX-003, 10349-SHP-Z2-A-B5D8-G200-PL-00-001, 10349-SHP-Z2-A-B5D8-G200-PL-01-001, 10349-SHP-Z2-A-B5D8-G200-PL-RF-001, 10349-SHP-Z2-A-B5D8-JC20-EL-XX-001, 10349-SHP-Z2-A-B5D8-JC20-EL-XX-002, 10349-SHP-Z2-A-B5D8-JC20-EL-XX-003, 10349-SHP-Z3-A-B5D8-G200-EL-EE-001, 10349-SHP-Z3-A-B5D8-G200-EL-EN-001, 10349-SHP-Z3-A-B5D8-G200-EL-EN-002, 10349-SHP-Z3-A-B5D8-G200-EL-ES-001, 10349-SHP-Z3-A-B5D8-G200-EL-ES-002, 10349-SHP-Z3-A-B5D8-G200-EL-EW-001, 10349-SHP-Z3-A-B5D8-G200-PL-00-001, 10349-SHP-Z3-A-B5D8-G200-PL-01-001, 10349-SHP-Z3-A-B5D8-G200-PL-02-001, 10349-SHP-Z3-A-B5D8-G200-PL-03-001, 10349-SHP-Z3-A-B5D8-G200-PL-04-001, 10349-SHP-Z3-A-B5D8-G200-PL-RF-001, 10349-SHP-Z3-A-B5D8-G251-DE-TY-001, 10349-SHP-Z3-A-B5D8-G251-DE-TY-002, 10349-SHP-Z3-A-B5D8-G251-DE-TY-003, 10349-SHP-Z4-A-B5D8-G200-EL-EE-001, 10349-SHP-Z4-A-B5D8-G200-EL-EN-001, 10349-SHP-Z4-A-B5D8-G200-EL-EN-002, 10349-SHP-Z4-A-B5D8-G200-EL-ES-001, 10349-SHP-Z4-A-B5D8-G200-EL-ES-002, 10349-SHP-Z4-A-B5D8-G200-EL-EW-001, 10349-SHP-Z4-A-B5D8-G200-PL-00-001, 10349-SHP-Z4-A-B5D8-G200-PL-01-001, 10349-SHP-Z4-A-B5D8-G200-PL-02-001, 10349-SHP-Z4-A-B5D8-G200-PL-03-001, 10349-SHP-Z4-A-B5D8-G200-PL-04-001, 10349-SHP-Z4-A-B5D8-G200-PL-RF-001, 10349-SHP-Z4-A-B5D8-G251-DE-TY-001, 10349-SHP-Z4-A-B5D8-G251-DE-TY-002, 10349-SHP-Z4-A-B5D8-G251-DE-TY-003, 0919-RFM-XX-00-DR-L-0001-S2-P03, 0919-RFM-XX-00-DR-L-0003-S2-P03, 0919-RFM-XX-00-DR-L-0004-S2-P01 and 0919-RFM-XX-00-DR-L-0005-S2-P01 received by the City Council as Local Planning Authority on 25 October 2022.

Drawings 0919-RFMXX-00-DR-L-0001 Rev P04 and 10349-SHP-Z0-A-B5D8-G100-PL-00-001 rev P02 received by the City Council, as Local Planning Authority on 1 March 2023;

Covering Letter by Avison Young and parking analysis received by the City Council, as Local Planning Authority on 1 March 2023;

Revised drawings referenced (to replace previously approved drawings) 10349-SHP-Z0-A-B5D8-G100-PL-RF-001/P02, 10349-SHP-Z1-A-B5D8-G200-EL-XX-001/P02, 10349-SHP-Z1-A-B5D8-G200-EL-XX-002/P02, 10349-SHP-Z1-A-B5D8-G200-EL-XX-003/P02, 10349-SHP-Z1-A-B5D8-G200-PL-RF-001/P02, 10349-SHP-Z2-A-B5D8-G200-EL-XX-001/P02, 10349-SHP-Z2-A-B5D8-G200-EL-XX-002/P02, 10349-SHP-Z2-A-B5D8-G200-EL-XX-003/P02, 10349-SHP-Z1-A-B5D8-G200-PL-RF-001/P02, 10349-SHP-Z3-A-B5D8-G200-EL-EE-001/P02, 10349-SHP-Z3-A-B5D8-G200-EL-EN-001/P02, 10349-SHP-Z3-A-B5D8-G200-EL-EN-002/P02, 10349-SHP-Z3-A-B5D8-G200-EL-ES-001/P02, 10349-SHP-Z3-A-B5D8-G200-EL-ES-002/P02, 10349-SHP-Z3-A-B5D8-G200-EL-EW-001/P02, 10349-SHP-Z3-A-B5D8-G200-PL-04-001/P02, 10349-SHP-Z3-A-B5D8-G200-PL-RF-001/P02, 10349-SHP-Z4-A-B5D8-G200-EL-EE-001/P02, 10349-SHP-Z4-A-B5D8-G200-EL-EN-001/P02, 10349-SHP-Z4-A-B5D8-G200-EL-EN-002/P02, 10349-SHP-Z4-A-B5D8-G200-EL-ES-001/P02, 10349-SHP-Z4-A-B5D8-G200-EL-ES-002/P02, 10349-SHP-Z4-A-B5D8-G200-EL-EW-001/P02, 10349-SHP-Z4-A-B5D8-G200-PL-04-001/P02 and 10349-SHP-Z4-A-B5D8-G200-PL-RF-001/P02, received by the City Council as Local Planning Authority on 14 September 2023.

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

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing