



Planning

Steven McCoombe
Telephone: 0161 234 4607
steven.mccoombe@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Martin Ellison
Horizon Fletcher Rae
Level 12
Tower 12
18-22 Bridge Street
Manchester
M3 3BZ

Date: 11 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: 139342/NMC/2024

Description: Non Material Amendment to planning permission referenced 136813/JO/2023 to allow change in materials and alterations to fenestration and alterations to loading bay.

Location: Land Off Elizabeth Street , Manchester, M8 8BB

I refer to your application for a non-material amendment to planning permission reference 133125/FO/2022.

The proposed amendment relates to minor changes to the minor elevational changes and to alterations to the materials. Namely, the replacement of the original proposed vertical 'standing seam' cladding to Units 1 & 9 with vertical sinusoidal cladding to match the cladding to the rest of the units.

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 change 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 133125/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133125/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:

Drawings received by the City Council as Local Planning Authority on 25 April 2023:

21039-FRA-XX-00-DR-A-10-0001 - 'Site Location Plan';

21039-FRA-XX-XX-DR-A-10-0003 Rev P5 - 'Proposed Site Plan';

21039-FRA-XX-XX-DR-A-21-1001 Rev P2 - 'Proposed Refuse Store';

21039-FRA-01-00-DR-A-20-1001 Rev P3 - 'Unit 1 Ground Floor Plan';

21039-FRA-01-ZZ-DR-A-20-1005 Rev P2 - 'Unit 1 Sections';

21039-FRA-02-00-DR-A-20-2001 Rev P2 - 'Units 2-3 Ground Floor Plan';

21039-FRA-02-RL-DR-A-20-2003 Rev P2 - 'Units 2-3 Roof Plan';

21039-FRA-02-XX-DR-A-20-2004 Rev P3 - 'Units 2-3 Elevations';

21039-FRA-04-00-DR-A-20-3001 Rev P2 - 'Units 4-8 Ground Floor Plan';

21039-FRA-04-RL-DR-A-3003 Rev P2 - 'Units 4-8 Roof Plan';

21039-FRA-09-00-DR-A-4001 Rev P2 - 'Unit 9 Ground Floor Plan';

21039-FRA-09-RL-DR-A-4003 Rev P2 - 'Unit 9 Roof Plan';

21039-FRA-09-XX-DR-A-20-4004 Rev P3 - 'Unit 9 Elevations';

21039-FRA-01-XX-DR-A-40-0001 Rev P1 - 'Unit 1 Materials List & Colours';

21039-FRA-02-XX-DR-A-40-0002 Rev P1 - 'Units 2-3 Materials List & Colours';

21039-FRA-04-XX-DR-A-40-0003 Rev P1 - 'Units 4-8 Materials List & Colours';

21039-FRA-09-XX-DR-A-40-0004 Rev P1 - 'Unit 9 Materials List & Colours';

21039-FRA-XX-XX-DR-A-40-0005 Rev P1 - 'Site Wide Boundary Treatment - Materials List & Colours';

21039-FRA-XX-XX-DR-A-90-0029 Rev P1 - Acoustic Fence.

Drawings received by the City Council as Local Planning Authority on 21 February 2024:

21039-FRA-01-XX-DR-A-20-1004-P2 - 'Unit 1 Elevations';

21039-FRA-09-XX-DR-A-20-9004-P2 - 'Unit 9 Elevations'.

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