



Planning

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Date: 31 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: 137176/NMC/2023

Description: Non-material amendment to Planning Permission 125592/FO/2019 to amend condition 2 (Drawings) and 32 (Signage Strategy).

Location: Site South Of Hathersage Road , Manchester

I refer to your application for a non-material amendment to planning permission reference 125593/AO/2019.

The proposed amendments are a result of detailed design development and are summarised as follows:

This application proposes:

1. to amend the south elevation at ground floor to replace approved roller shutter doors with double opening doors in approximately the same location. The amendments are proposed to ensure effective operations and access into the building from the service yard.
2. to revise the branding and logo design of the external signage at Citylabs 4.0. A revised Design and Access Statement, containing the revised Signage Strategy.

The changes are proposed via this Non Material Amendment application to Planning Permission ref. 125592/FO/2019 to facilitate these nonmaterial changes to the south elevation at ground floor and amendments to the previously approved Signage Strategy. It is proposed to amend Condition 2 attached to the consent (which relates to the approved drawings and documents with which the development shall be carried out in accordance), to allow the substitution of revised drawings, and Condition 32 to enable approval of a revised Signage Strategy. A new application for advertisement consent will be submitted under separate cover for the revised fascia signs.

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 125593/AO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125593/AO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Condition 2 to read as follows:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings No.

6312-SRA-XX-XX-DR-A-00805 REV P00

6312-SRA-XX-XX-DR-A-00840 REV P00

6312-SRA-XX-XX-DR-A-00841 REV P00

6312-SRA-XX-XX-DR-A-20200 REV P08

6312-SRA-XX-XX-DR-A-20201 REV P06

6312-SRA-XX-XX-DR-A-00847 REV P00

6312-SRA-XX-XX-DR-A-20203 REV P06

6312-SRA-XX-XX-DR-A-01820 REV P00

6312-SRA-XX-XX-DR-A-01821 REV P00

6312-SRA-XX-XX-DR-A-01822 REV P00

6312-SRA-XX-00-DR-A-20200 REV P18

6312-SRA-XX-01-DR-A-20801 REV P00

6312-SRA-XX-02-DR-A-20802 REV P00

6312-SRA-XX-03-DR-A-20803 REV P00

6312-SRA-XX-04-DR-A-20804 REV P00

6312-SRA-XX-05-DR-A-20805 REV P00

6312-SRA-XX-06-DR-A-20806 REV P00

6312-SRA-XX-07-DR-A-20807 REV P00

6312-SRA-XX-R2-DR-A-20808 REV P00

6312-SRA-XX-XX-DR-A-20823 REV P01

6312-SRA-XX-XX-DR-A-20840 REV P00

6312-SRA-XX-XX-DR-A-20841 REV P00

6312-SRA-XX-XX-DR-A-21800 REV P00

6312-SRA-XX-XX-DR-A-21801 REV P00

6312-SRA-XX-XX-DR-A-21802 REV P00

6212-SRA-00-DRA-A-70100 REV P03

6312-SRA-00-R1-DR-A-70101 REV P04

6312-SRA-XX-XX-DR-A-70805 REV P00

72523-CUR-00-XX-DR-TP-05003_P12

72523-CUR-00-XX-DR-TP-05004_P08

72523-CUR-00-XX-DR-TP-05005_P09

72523-CUR-00-XX-DR-TP-75002_P06

6312-SRA-XX-XX-DR-A-00821 REV P00

6312-SRA-XX-XX-DR-A-00825 REV P00

6312-SRA-XX-XX-DR-A-00826 REV P00
6312-SRA-XX-XX-DR-A-00827 REV P00
6312-SRA-XX-XX-DR-A-00828 REV P00
6312-SRA-XX-XX-DR-A-00800 REV P00
6312-SRA-XX-XX-DR-A-00801 REV P00
6312-SRA-XX-XX-DR-A-00802 REV P00
6312-SRA-XX-XX-DR-A-20820 REV P00
6312-SRA-XX-XX-DR-A-20821 REV P00
6312-SRA-XX-XX-DR-A-20202 REV P08

6312-SRA-XX-00-DR-A-00820 REV P00
6312-SRA-XX-00-DR-A-01800 REV P00
6312-SRA-XX-00-DR-A-01823 REV P00

stamped as received by the City Council as local planning authority on 29 November 2019.

A1 19E028/001 A, stamped as received by the City Council as local planning authority on 29 November 2019.

Cover letter, stamped as received by the City Council as local planning authority on 29 November 2019.

Revised Cover letter, 5 July 2023.

Planning Statement, stamped as received by the City Council as local planning authority on 29 November 2019.

Design and Access Statement (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019 as revised by Revised Design and Access Statement (February 2023) Page 47 received 5 June 2023.

Energy & Environmental Standards Statement, stamped as received by the City Council as local planning authority on 29 November 2019.

Environmental Statement Volume 1 (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Environmental Statement Volume 2 Appendix 1 (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Environmental Statement Volume 3 Non-Technical Summary (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Crime Impact Statement (2019/0840/CIS/01), stamped as received by the City Council as local planning authority on 29 November 2019.

Environmental Wind Assessment (12 November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Local Labour Undertaking (Feb-22), stamped as received by the City Council as local planning authority on 29 November 2019.

Television Baseline Survey Report, stamped as received by the City Council as local planning authority on 29 November 2019.

Ventilation Strategy, stamped as received by the City Council as local planning authority on 29 November 2019.

Waste Management Strategy (Revision V04, 18 November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Ecological Appraisal (July 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Transport Assessment (Revision V04), stamped as received by the City Council as local planning authority on 29 November 2019.

Interim Travel Plan (Revision V04, 18 November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Curtains Highways Response (reference 072523/PSR1), stamped as received by the City Council as local planning authority on 10 January 2020.

Archaeological Desk-based Assessment, stamped as received by the City Council as local planning authority on 29 November 2019.

Geotechnical & Geoenvironmental Desk Study Report (7 May 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Drainage Technical Note (Arup), stamped as received by the City Council as local planning authority on 13 March 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, CC1, CC6, CC7, CC8, CC9, CC10, EC8, EN1, EN3, EN6, EN8, EN14, EN19, T1, T2 of the Manchester Core Strategy and saved policies DC 10, DC19, DC20 and DC26 of the Unitary Development Plan for Manchester.

Should you wish to discuss the matter further, please contact Tony Mitchell 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