



Planning

Angela Leckie
Telephone: 0161 234 4651
angela.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Daniel Labella
Bowker Sadler Architecture
Hatherlow House
Stockport
SK6 3DY

Date: 21 April 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: 136486/NMC/2023

Description: Non Material Amendment to application ref no 131037/VO/2021 to retain amended gate to the plant enclosure, amended profile and increase in height of canopy over plant area and provide additional screening to plant area.

Location: National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG

I refer to your application for a non-material amendment to planning permission reference 131037/VO/2021.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

The proposed amendments relate to changes resulting from detailed design development. There was a requirement to raise the overall height of the installation to ensure the provision of adequate air flow resulting and to meet structural loading requirements resulting in an overall height increase of 250mm. This has necessitated amendments to the canopy profile. As a result of these changes further visual screening is required for the installation. There was also a need to amend the gate to the plant enclosure to meet requirement for safe means of escape.

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 131037/VO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131037/VO/2021 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:

(a) Site location plan 21-023 1001;

(b) Dwgs 21-023 1002 1003, 1004, 1005 and 1006 Revision B;

(c) 1100 Proposed Enclosure Visualisation 01, 1101 Proposed Enclosure Visualisation 02 and 1103 Rev A Proposed Enclosure Visualisation 04; and

(d) Carbon Emission Reduction Calculation

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, T1, T2, EN1,, EN16, EN19 and DM1 of the Core Strategy, saved policy DC26 of the Unitary Development Plan.

6) The proposed additional screening, fence and wrapping of the pipework as shown in dwgs 1006 Revision B and 1103 Rev A Proposed Enclosure Visualisation 04 shall be implemented within 3 months of the granting of this consent.

Reason

In the interests of visual amenity pursuant to policies SP1 and DM1 of the Core Strategy, saved policy DC19 of the Unitary Development Plan.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing