

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Emily Davies
Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Date: 20 January 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: 135933/NMC/2023

Description: Non-Material Amendment to planning permission 133408/JO/2022 to allow for changes to the car parking layout, relocation of bike store and plant enclosure and installation of louvres

Location: Building 401 , Avro Way, Manchester, M90 5XR

I refer to your application for a non-material amendment to planning permission reference 133408/JO/2022.

The details of the proposed amendments are:

- a) changes to the car parking layout,
- b) relocation of bike store and plant enclosure,
- c) installation of louvres

Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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 133408/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133408/JO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Condition no.2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

All received on 11 October 2021:

- a) Site Location Plan - 020598-RPS-SI-XX-DR-A-0100 Rev P01
- b) Unit 1 Proposed Site Levels - 60663052-ACM-XX-XX-DR-C-06001
- c) Lighting Strategy (ref. MAG401-ACM-ZZ-XX-RP-LT-0001)

All received on 16 November 2021:

- d) Landscape Management Plan & Maintenance Schedule, ref. JSL-RPS-XX-EX-DR-RP-L-9005_P01
- e) Tree Constraints Plan, drawing nos. 60663052-ACM-XX-XX-AB-TCP-001 P01, 002 P01, 003 P01 and 004 P01
- f) Tree Protection Plan, drawing nos. 60663052-ACM-XX-XX-AB-TPP-005 P01, 006 P01, 007 P01 and 008 P01
- g) Arboricultural Impact Assessment

All received on 18 January 2022:

- h) Dust Hazard Management Plan (demolition phase)
- i) Bird Hazard Management Plan (demolition phase)

All received on 20 January 2022:

- j) Construction Management Plan (demolition phase)

All received on 1 April 2022:

- k) Proposed Building Plan - 020598-RPS-SI-XX-DR-A-0112 Rev P02
- l) Proposed Roof Plan - 020598-RPS-SI-XX-DR-A-0114 Rev P03
- m) Quantified Tree and Shrub Palette - JSL4034-RPS-XX-EX-DR-L-9004 Rev P03
- n) Building 402 Rigid Vehicle Tracking (0663052-ACM-402-XX-DR-C-10003)
- o) Building 401 Dock Leveller Tracking (60663052-ACM-401-XX-DR-C-10001)
- p) Building 402 Articulated Vehicle Tracking (60663052-ACM-402-XX-DR-C-10002)
- q) Solar Panel Specification Product Information (VertexS Product: SM-DE09.08)

All received on 17 June 2022:

- r) Site layout including hard landscaping - 020598-RPS-SI-XX-DR-A-5001-P05-GA

All received on 5 July 2022:

- s) Landscape Strategy - JSL4034-RPS-XX-EX-DR-L-9001_Rev P04

All received on 10 January 2023:

- t) Detailed Soft Landscape Sheet 1 of 2 - JSL4034-RPS-XX-EX-DR-L-9002 Rev P08
- u) Detailed Soft Landscape Sheet 2 of 2 - JSL4034-RPS-XX-EX-DR-L-9003 Rev P07
- v) Proposed Block Plan - 020598-RPS-SI-XX-DR-A-0110 Rev P07
- w) Building Elevations - 020598-RPS-MB-XX-DR-A-5300 Rev P06

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, DM1 and DM2 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing