



Planning

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Mr Will Hannah
Turley
1 New York Street
Manchester
M1 4HD

Date: 25 August 2022

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: 134708/NMC/2022

Description: Non material amendment to application ref no 122000/FO/2018 as amended by 131634/JO/2021 and 131607/NMC/2021 to amend the wording of condition 37 (ground floor communal use restrictions) as following the approval application ref. 131634/JO/2021, one of the communal uses (the gym) has moved from the ground floor to the first floor

Location: Victoria House , Great Ancoats Street, Manchester, M4 7AB

I refer to your application for a non-material amendment to planning permission reference 131634/JO/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.

Reason 2: The re-wording of condition 37 is necessary to bring the conditions in line with the amendments approved under application ref no 131634/JO/2021 which amended the location of the gym from the ground floor to the first floor

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 131634/JO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131634/JO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

37) The proposed communal uses within the ground floor and first floor hereby approved shall be ancillary to the residential use of the building and not operate as separate

planning units or commercial uses for which a separate application for planning consent would be required.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

Should you wish to discuss the matter further, please contact Angela Leckie 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