

Planning

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Mrs Natalie Belford
Manchester Airports Group
Planning Team
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Date: 22 July 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: 134218/NMC/2022

Description: Non-material amendment to planning approval reference 125848/FO/2020 to allow various elevational alterations

Location: Land Off Chicago Avenue, Manchester Airport, Manchester, M90 3RA

I refer to your application for a non-material amendment to planning permission reference 125848/FO/2020.

The details of the proposed amendments are:-

NE Elevation

- a) Central mullion added to ground floor glazing
- b) Reduction in glazing size to accommodate repositioning of dry riser
- c) Leading edge of 1no. door increased for access requirements
- d) Louvred doors to substation
- e) Oil inlet added
- f) Double door reduced to single door
- g) Double door required for plant room

SE Elevation

- a) Central mullion added to ground floor glazing
- b) Double door required for plant room
- c) Opening around door increased for access improvements into kitchen/ refuse area

SW Elevation

- a) Central mullions added to reduce distance between mullions from 3.7m to 1.85m (to reduce the weight loading of glass within the frames)
- b) Spandrel panels added at corners
- c) External bollards added for FOH security at entrances

NW Elevation

- a) Central mullions added to reduce distance between mullions from 3.7m to 1.85m (to reduce the weight loading of glass within the frames)
- b) Door height within recess increased
- c) Double door required for plant room
- d) Dry riser inlet repositioned
- e) Spandrel panel added at corner

Roof

- a) Atrium glazing (not seen from street level) changed from dome shape to flat

Following an assessment of the details submitted, I can confirm 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 residential and 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 125848/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125848/FO/2020 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:

- a) Drawing no. A100 000 P0, stamped as received on 3 January 2020.
- b) Drawing no. A100 100 to 102 P0, stamped as received on 3 January 2020.
- c) Drawing no. A100 108 to 109 P0, stamped as received on 3 January 2020.
- d) Drawing no. A110 001 to 004 P1, stamped as received on 30 June 2022.
- e) Drawing no. A110 005 P0, stamped as received on 3 January 2020.
- f) Drawing no. A120 001 P0, stamped as received on 3 January 2020.
- g) Drawing no. A120 002 P1, stamped as received on 30 June 2022.
- h) Energy Statement reference 20250.R3
- i) BREEM Pre-assessment Tracker & Action List (MLM Group)

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 David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing