

Planning

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Ms Eithne FitzGerald
Deloitte LLP
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Date: 19 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: 134192/NMC/2022

Description: Non material amendment to planning permission 117595/FO/2017 to amend the description of development to remove references to specific numbers of apartments, 'rooftop' extensions to Mills 1 & 2 and rear extension to Mill 1 and to add 'with associated structures' with reference to the new landscaped courtyard.

Location: 44 Talbot Mills, G 4 , Ellesmere Street, Manchester, M15 4JY

I refer to your application for a non-material amendment to planning permission reference 117595/FO/2017.

Following an assessment of the details submitted, I confirm that the proposed amendment is 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 amendment would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 117595/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 117595/FO/2017 still apply to this development. However, due to the acceptance of the amendment outlined above, the following amended description applies:

Amended Description

Conversion of the Talbot Mill complex to create residential apartments (Use Class C3), including extensions to Mill 1 and 2; demolition of Buildings A, B and C; retrospective application for demolition of Building E; erection of a 9 storey building plus 1 basement level, to provide residential apartments (Use Class C3); and creation of new landscaped courtyard with associated structures, lighting and other associated works.

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 117595/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 117595/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Lucy Harrison 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