



Planning

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Mrs Katherine Sneed
Jigsaw Planning
PO Box 2844
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Date: 2 April 2026

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: 145398/NMC/2026

Description: Non-material amendment to Planning Permission 131634/JO/2021 to amend the wording of Condition 32 (Clear Windows).

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

I refer to your application for a non-material amendment to planning permission reference 122000/FO/2018.

The proposal seeks to amend condition 32 (Clear Windows) to enable internal application of vinyl on some glazing panels to the southwest elevation of the commercial unit. This vinyl will obscure back of house and storage of goods. Various internal layouts have been worked through by the applicant in order to find a layout for the supermarket use that would retain the highest amount of clear glazing possible, but as the commercial premises has 3no. fully glazed elevations, it is a challenge to find a layout that would enable all 3no. elevations to be clearly glazed in full. It is considered that the proposed amendment to the clear windows condition provides a solution that allows for the premises to screen back of house areas, whilst having as minimal impact on the clear glazing frontage of the commercial unit in comparison to other layout solutions.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The proposed works are within the site edged red boundaries of the original application. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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 122000/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 122000/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

32) Other than the vinyl(s) as shown in the document 'Proposed SW Elevation 31444V01_16A', received by the City Council as Local Planning Authority on 11 March 2026, the window(s) at ground level fronting onto Longacre Street, Great Ancoats Street and the 'Square'/ Heyrod Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Jack Naven 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