MANCHESTER CITY COUNCIL

**Planning**

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Date: 31 March 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:** 145310/NMC/2026
**Description:** Non-Material Amendments to amend the wording on the trigger of Condition 9 (Materials) attached to Planning Permission 137399/FO/2023.
**Location:** Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road, Manchester

I refer to your application for a non-material amendment to planning permission reference 137399/FO/2023.

The proposed seeks to make amend the wording on the trigger of Condition 9 (Materials) attached to Planning Permission 137399/FO/2023.

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 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 137399/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137399/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

9) (a) The PBSA plot materials shall be carried out in accordance with Details received by the City Council, as Local Planning Authority, on the 31 July 2025 (as approved under CDN/25/0739).

(b) Prior to any above ground works to the Sci-Tech plot of the development (excluding demolition works), all material to be used on all external elevations of the relevant plot of development shall be submitted for approval in writing by the City Council, as Local

Planning Authority.  This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the relevant plot of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing