

Manchester City Council Planning Department

PO Box 532

Town Hall

Manchester

M60 2LA

12th March 2026

Dear Sir / Madam,

Re: Section 73 Variation of Condition Planning Application relating to 804-806 Oldham Road, Manchester, M40 2AB - Erection of a two-storey building comprising showroom, with ancillary offices and storage (sui generis), with external yard area and boundary treatment (Planning Application Ref. 127962/FO/2020)

MRH Planning Services have been instructed by Mr Gary Armstrong of Armstrong Construction to submit a Section 73 Variation of Condition planning application to Manchester City Council in respect of the above-mentioned development proposal at 804-806 Oldham Road, Manchester, M40 2AB. Mr Armstrong is the owner and developer of this site.

The S73 application relates to Condition No.3 on planning permission Ref. 127962/FO/2020 - the condition that details the various approved drawing references / numbers / documents for the development. Condition 3 reads '*The development hereby approved shall be carried out in accordance with the following drawings and documents: Location Plan received by the City Council as Local Planning Authority on 30 November 2021, together with drawings referenced GDA/01B received by the City Council as Local Planning Authority on 21 March 2022*'. The planning permission for the development was granted by the Council on 5 April 2022, and it is subject to 22 attached conditions. The applicant has discharged the pre-commencement conditions that are attached to the planning permission, and he commenced some construction works on the site to ensure that it remains extant. The steel portal frame of the building was constructed on the site in mid-2023, but the project then stalled for several reasons.

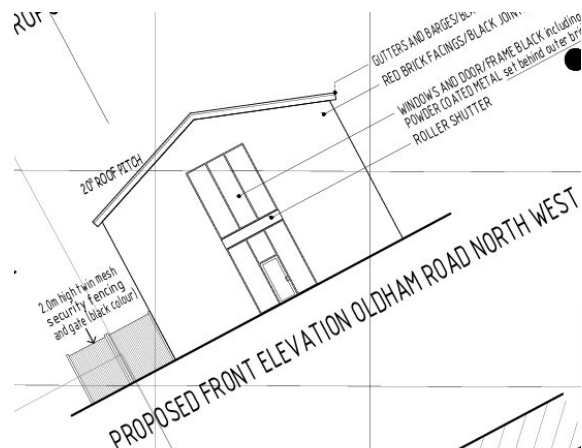
The applicant is keen to get back on site and to finish the project this year, but after reviewing the approved drawings, he has decided that he would like to make a design change to the front elevation of the building. He considers the current design of the front elevation of the building to be dated for a modern showroom and would prefer something more contemporary and visually attractive in the street

scene. The approved drawing (Dwg No. GDA/01/B) shows six window openings in the front elevation of the showroom building and the applicant would ideally like to replace these with a large modern full height centralised feature window / door, which would be manufactured in black aluminium material.

The applicant has therefore instructed his architect to prepare an amended drawing showing the proposed front elevation change. For helpful reference, copies of the approved and proposed front elevations are shown below for direct comparison purposes.



Approved Front Elevation



Proposed Front Elevation

We would wish to highlight that there are no changes proposed to the overall size and layout of the building, or the pedestrian and vehicular access arrangements to and from it, and these details will stay the same as those shown in the previously approved scheme.

It is our view that the proposed elevational change does not result in any significant adverse impact or harm to the design and appearance of the building nor to any of the neighbouring commercial properties. We consider that it will continue to fit into the commercial setting and respect the character of the local area, just like the previously approved scheme.

We would be grateful if you please consider the proposed design change to the front elevation of the building that is detailed in this S73 planning application and we hope that it can be accepted by the Council, so Mr Armstrong can incorporate it into the design of the building.

Yours faithfully,

MRH Planning Services acting on behalf of Mr Gary Armstrong of Armitage Construction