MANCHESTER
CITY COUNCIL

Planning

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Date: 8 January 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: 144634/NMC/2025
Description: Non-material amendment application to planning permission reference 139987/FO/2024 to allow: update to phasing plan; reprofiling of ground within proximity of Blocks 2 and 3 and associated reconfiguration to basements including to Block 4; internal layout changes to accommodate redesign of building cores and fire escape routes and reduction in floor area to commercial unit within Block 6 and reduction in 2 no. PBSA units; minor elevational changes to window openings and door positions.
Location: Victoria Point, 44 Hathersage Road, Manchester,

I refer to your application for a non-material amendment to planning permission reference 139987/FO/2024.

The proposed amendments relate to: update to phasing plan; reprofiling of ground within proximity of Blocks 2 and 3 and associated reconfiguration to basements including to Block 4; internal layout changes to accommodate redesign of building cores and fire escape routes and reduction in floor area to commercial unit within Block 6 and reduction in 2 no. PBSA units; minor elevational changes to window openings and door positions.

Following an assessment of the details submitted, the proposed amendments to the north elevation of Blocks 2 and 3 are considered to be material in nature. It is also noted that there are other amendments within the submitted drawings that are not consistent with other drawings within the submission nor are they referred to within the list of proposed amendments.

As such ,the City Council as local planning authority considers that the proposed changes have the potential to impact upon residential amenity and without further clarification the potential to impact on the visual amenity of the area and in particular the adjacent grade II* Listed Victoria Baths. As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Therefore I can confirm that the proposed amendments are hereby **refused**.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing