MANCHESTER CITY COUNCIL

Planning

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Date: 1 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: 145458/NMC/2026
Description: Non-material amendment to planning permission referenced 139751/FO/2024 to allow an amendment to the wording of condition 35 (off site highways works)
Location: Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS

I refer to your application for a non-material amendment to planning permission reference 139751/FO/2024.

The proposed amendment relates to the minor alteration of wording for condition 35 (off site highway works), with reference to a new drawing.

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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 or material alterations to the host planning permission.

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 139751/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139751/FO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

35) Prior to occupation of the commercial units hereby approved, full details of all necessary off-site highway work, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works shall include:

-The upgrade of pedestrian facilities at the Birchfield Road access junction to provide signalised pedestrian facilities across all arms of the junction and to run with a full

pedestrian stage as shown in principle on drawing referenced SCP-230708-S278-000-101Rev C, received by the City Council as Local Planning Authority on 17 March 2026.

-Bus stop improvements to the nearest bus stops to the site. Namely, seat provision;

-Improvements to pedestrian routes serving the development to the north and east of the site, including the path along the boundary between the retail park and the neighbouring school, the route that leads to the halls of residence (Unsworth Park), the uncontrolled crossing at Kingsway/Moseley Road roundabout. The improvements shall entail new dropped kerbs and tactile pavement to crossing points and the resurfacing of the central crossing section across the central reserve adjacent to the Kingsway/Moseley Road roundabout.

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation.

Reason - To encourage walking to the site and in the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing