MANCHESTER CITY COUNCIL

Planning

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Mr P Garner
Garner Town Planning Ltd
24A Market Street
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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: 145275/NMC/2026
Description: Non-material amendment to wording of Condition 36 (Highways) attached to planning permission 131708/FO/2021 to amend completion trigger.
Location: 87 Rochdale Road, Manchester, M4 4JD

I refer to your application for a non-material amendment to planning permission reference 131708/FO/2021.

The proposed seeks to amend the wording of Condition 36 (Highways) attached to planning permission 131708/FO/2021 to amend completion trigger.

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 131708/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131708/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

36) Prior to the first occupation of the residential element of the development, a scheme of highway works and details of footpaths
reinstatement/public realm for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Introduction of tactile paving to the car park access at the junction of Rochdale Road and Clive Street;

- Amendments to existing Traffic Regulations Orders for the installation of double yellow lines and a loading bay along Clive Street, Back St George Road and Gould Street; and

- Provision of an on site car parking bay.

The approved scheme shall be implemented and be in place within eight months of the first occupation of the residential element of the
development and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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