



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Des Rutledge
D and J A Rutledge
Donena
75 Batley Road
Wakefield
WF3 1HE

Date: 15 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: 145603/NMC/2026

Description: Non Material Amendment to planning permission 144992/FO/2026 to increase the width of the extension by 650mm.

Location: The Old Abbey Inn, 20 Pencroft Way, Manchester, M15 6SY

I refer to your application for a non-material amendment to planning permission reference .

The proposed seeks to amend condition 2 (Approved Plans) of planning permission 144992/FO/2026 in order to facilitate basement floor alterations.

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

2) The development hereby approved shall be carried out in accordance with the following documents received pursuant to the original application 144992/FO/2026:

- o Design and Access Statement received 19/01/2026.
- o Correspondence re: materials received 03/03/2026.

As well as the following drawing received 02/04/2026 pursuant to this application 145603/NMC/2026:

- o BR01 REVISION A

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Places for Everyone Policies JP-Strat2, JP-C5, JP-C6 and JP-P1; Core Strategy Policies SP1, CC1, CC5, CC10, C10, T1, EN1, EN18 and DM1; as well as guidance contained within Section 12 of the NPPF.

3) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are 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.

Should you wish to discuss the matter further, please contact Sam Elliott using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing