MANCHESTER CITY COUNCIL

Planning

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Mr Sam Gallimore
AEW Architects
Trinity Court
16 John Dalton Street
Manchester
M2 6HY

Date: 13 February 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: 145071/NMC/2026
Description: Non-material amendment to Planning Permission 139997/FO/2024 to allow repositioning of waste storage areas to inside buildings, moving a fence and gate between Units 2 and 3 to the rear of Unit 3, gravel margin along the west elevation of Unit 4 widened and additional parking space added and landscape area increased where external refuse store was located
Location: Land At City Works, Welcomb Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 139997/FO/2024.

The revisions to the approved scheme relate to:
- Re-location of the waste storage areas from the service areas to inside the buildings ,with an area of 7.1sq.m within Units nos. 1 and 2, and 14.2sq.m. for Unit no.3 and 4 set aside for within that building for waste storage.
- Moving a fence and gate between Units 2 and 3 to the rear of Unit 3
- The widening of the gravel margin along the west elevation of Unit 4
- An additional parking space added and landscape area increased where external refuse store was located in the service area between Units 1 and 2.

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 139997/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139997/FO/2024 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 drawings and documents:
Unit One proposed floorplan ref: 12481-AEW-B1-00-DR-A-0601 rev. P02
Unit One elevations plan ref: 12481-AEW-B1-XX-DR-A-0602 rev. P02
Unit One proposed sections plan ref:12481- AEW-B1-XX-DR-A-0603 rev. P02
Unit One proposed roof plan ref: 12481-AEW-B1-RF-DR-A-0604 rev. P02
Unit Two proposed floorplans ref: 12481-AEW-B2-00-DR-A-0621 rev. P02
Unit Two elevations plan ref: 12481-AEW-B2-XX-DR-A-0622 rev. P02
Unit Two proposed sections plan ref: 12481-AEW-B2-XX-DR-A-0623 rev. P02
Unit Two proposed roof plan ref: 12481-AEW-B2-RF-DR-A-0624 rev. P02
Unit Three proposed floorplans plan ref: 12481-AEW-B3-00-DR-A-0641 rev. P02
Unit Three elevations plan ref: 12481-AEW-B3-XX-DR-A-0642 rev. P02
Unit Three proposed sections plan ref: 12481-AEW-B3-XX-DR-A-0643 rev. P02
Unit Three proposed roof plan ref: 12481-AEW-B3-RF-DR-A-0644 rev. P02
Unit Four proposed floorplans plan ref: 12481-AEW-B4-00-DR-A-0661 rev. P02
Unit Four elevations plan ref: 12481-AEW-B4-XX-DR-A-0662 rev. P02
Unit Four proposed sections plan ref: 12481-AEW-B4-XX-DR-A-0663 rev. P02
Unit Four proposed roof plan ref: 12481-AEW-B4-RF-DR-A-0664 rev. P02
Proposed site sections and street scene plan ref: 12481-AEW-XX-XX-DR-A-0506 rev. P06
Planning Support Statement ref: P4506-SPA-RP-TP-001 rev. D - Spawforths (as revised by email from planning agent dated 14.11.2024)
Design & Access Statement ref: 12481-AEW-XX-XX-RP-A-0004-P06 dated May 2024
Framework Travel Plan ref: 22975-HYD-XX-XX-RP-TP-6001-P08 dated 2 May 2024 - Hydrock
Transport Assessment ref: 22975-HYD-XX-XX-RP-TP-5001-P08 dated 2 May 2024 - Hydrock (based on floorspace proposed and not number of units referenced)
Drainage Strategy ref: 22975-HYD-XX-XX-RP-C-0500 rev. P04 dated 2 May 2024
Phase 1 Preliminary Geo- Environmental and Geotechnical Risk Assessment ref: JER9536 version.1 dated 31 May 2024
Detailed Desk Study (Stage 2) for potential UXO contamination ref: EES1361 R-02-00 Dated 19th May 2022
Flood Risk Assessment ref: HLEF83419 v1 dated September 2022
Energy and Sustainability Statement ref: 3935 dated 26.04.2024 - Hannan Associates
Existing Utility Services Report dated 20.05.2022 - Hannan Associates
Noise Impact Assessment Ref: R2090-REP01F-JW - Red Acoustics
BREEAM 2018 HEA05 Design Assessment - Shell only ref: R2090-REP02 REV. E-JW dated 2 May 2024 - Red Acoustics
Security Needs Assessment ref: GLS05-GS-SY-ZZ-RP-Y-0001-S4 rev.A - Graphite Security
Extended Phase 1 Habitat Survey (Preliminary Ecology Appraisal) Version 1 dated 29.04.2024 Dusk Emergence and Dawn Re-Entry Bat surveys ref: RT-MME-158308
Preliminary Bat Roost Assessment ref: RT-MME-157730-04 dated June 2022
Preliminary Arboricultural Assessment ref: RT-MME-157730-01 May 2022 - Middlemarch
Arboricultural Impact Assessment ref: RT-MME-157730-02 October 2022- Middlemarch (as revised by Landscape Proposals plan ref: 4198-01 Rev G).
Received 13th May 2024

Email from planning agent dated 20th June 2024 clarifying land ownership
Agent email dated 29.07.2024 in respect of boundary treatment
Email titled 'Hydrock 22975-HIGH' - Correspondence between consultant and UU to show that their concerns relating to easement have been satisfied and all matters are resolved
Email titled 'T Fox Email 16/04/2024 - Correspondence to demonstrates that the watercourse the LLFA are referring to is proven to not be within the Site
Received 29th July 2024

Highways Technical Design Note (Reference. 22975-HYD-XX-XX-RP-TP-1001-P01)
Landscape Proposals plan ref: 4198-01 Rev G
Assessment of Biodiversity Net Gain BNG (Reference. Version 2) dated 22.08.2024
Received 23rd August 2024

Hydrock LLFA Response Drainage Technical Note (Reference. 22975-HYD-XX-XX-TN-002) Received 23rd August 2024

The Statutory Biodiversity Metric Calculation Tool Spreadsheet and condition sheet relating to individual trees. Received 27th August 2024

Existing Site plan (edged red) plan ref: 12481-AEW-XX-XX-DR-A-502 rev.P05 received 28th August 2024

City Works Lost Watercourse Assessment and Topographical and Underground Utility survey plan ref:UAR318_A sheet 2 of 2 received 16th October 2024

Photo Logs; Borehole Logs; Borehole Locations Drawing (Ref 22975-HYD-XX-XX-DR-GE-0002 P01) in connection with culvert investigations. Received 5th November 2024

Bat Survey Report dated 31.7.2024 received 15th November 2024
Proposed boundary treatments plan ref. 12481-AEW-XX-XX-DR- A-0508 rev.P11
Bird and Bat Box plan ref: 12481-AEW-XX-XX-DR-A-0507 rev. P08
External works plan ref: 12481-AEW-XX-XX-DR-A-0504 rev. P13
Proposed site plan ref: 12481-AEW-XX-XX-DR-A-0503 rev. P17
Received 19th November 2024

Agent email dated 21.11.2024 (08:25) confirming the implementation of sustainability measures.

AS AMENDED BY

Location Plan - Ref.12481-AEW-XX-XX-DR-0501-S4 rev. P06
Proposed Site Plan - Ref.12481-AEW-XX-XX-DR-0503-S4 rev. P19
Amended Proposed External Works - Ref.12481-AEW-XX-XX-DR-0504-S4 rev. P15
Site Plan Comparison - Ref.12481-AEW-XX-XX-DR-0520-S4-P01
Unit 1 Proposed Floor Plan - Ref.12481-AEW-B1-XX-DR-A-0601-S4 rev. P03
Unit 1 Proposed Elevations - Ref.12481-AEW-B1-00-DR-A-0602-S4 rev. P03
Unit 1 Proposed Sections - Ref.12481-AEW-B1-XX-DR-A-0603-S4 rev. P03
Unit 2 Proposed Floor Plan - Ref.12481-AEW-B2-00-DR-A-0621-S4 rev. P04
Unit 2 Proposed Elevations - Ref.12481-AEW-B2-XX-DR-A-0622-S4 rev. P03
Unit 2 Proposed Sections - Ref.12481-AEW-B2-XX-DR-A-0623-S4 rev. P03
Unit 2 Proposed Roof Plan - Ref.12481-AEW-B2-RF-DR-A-0624-S4 rev. P03
Received 19th March 2025

AS FURTHER AMENDED BY :
Proposed Site Plan - 12481-AEW-XX-XX-DR-0503 rev. P20
Proposed External Works Plan - 12481-AEW-XX-XX-DR-0504 rev. P16
Unit 4 Proposed plan (Floor Plans) - 12481-AEW-B4-00-DR-A-0661 rev. P03
Unit 4 Proposed Elevations - 12481-AEW-B4-XX-DR-A-0662 rev. P03
Unit 4 Proposed Sections - 12481-AEW-B4-XX-DR-A-0663 rev. P03
Unit 4 Proposed Roof Plan - 12481-AEW-B4-RF-DR-A-0664 rev. P03

AS FURTHER AMENDED BY :
Proposed Site Plan - 12481-AEW-XX-XX-DR-0503-S4 rev. P21

Proposed External Works Plan - 12481-AEW-XX-XX-DR-0504-S4 rev. P17
Unit 1 Proposed Plans - 12481-AEW-B1-00-DR-A-0601-S4 rev. P04
Unit 2 Proposed Plans - 12481-AEW-B2-00-DR-A-0621-S4 rev. P05
Unit 3 Proposed Plans - 12481-AEW-B3-00-DR-A-0641-S4 rev. P03
Unit 4 Proposed Plans - 12481-AEW-B4-00-DR-A-0661-S4 rev. P04
Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) The development shall be implemented in accordance with the refuse storage locations on plan refs:
Unit 1 Proposed Plans - 12481-AEW-B1-00-DR-A-0601-S4 rev. P04;
Unit 2 Proposed Plans - 12481-AEW-B2-00-DR-A-0621-S4 rev. P05;
Unit 3 Proposed Plans - 12481-AEW-B3-00-DR-A-0641-S4 rev. P03;
Unit 4 Proposed Plans - 12481-AEW-B4-00-DR-A-0661-S4 rev. P04;
and the approved refuse storage arrangements shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health of the occupiers, once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) a) The boundary treatment scheme for the development shall be implemented in accordance with Proposed boundary treatments plan ref. 12481-AEW-XX-XX-DR- A-0508 rev.P11 received 19th November 2024, as revised by Proposed External Works Plan - 12481-AEW-XX-XX-DR-0504-S4 rev. P17 received 30th January 2026 in respect of the location of the gate relocated to the rear of Unit 3.

b) Finalised elevational designs of the boundary treatment and gates shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented in full before the units hereby approved are first occupied and retained as such thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing