



Planning

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Mr Theo Beedle
Vaughan Architecture Ltd
No. 2 Infirmary Street
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Date: 17 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: 145111/NMC/2026

Description: Non-material amendment to planning permission 142990/VO/2025 to allow for the installation of photovoltaic panels, elevational alterations and amendments to the site layout and footprint of the building.

Location: 345 Burnage Lane, Manchester, M19 1EW

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

The details of the proposed amendments are:-

- a) installation of photovoltaic panels,
- b) elevational alterations and
- c) amendments to the site layout and footprint of the building.

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 considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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:

3) Condition 2) The development hereby approved shall be carried out in accordance with the following drawings and supporting information:

- a) Drawing no. 23519-0225-P-00 LOCATION PLAN-A3, received on 16 June 2025

- b) Drawing no. 40694-PML-00-DR-A-000021 P04 PROPOSED SITE PLAN-A1, received on 4 February 2026
- c) Drawing no. 40694-PML-00-DR-A-000002 P05 PROPOSED FLOOR PLAN-A2, received on 4 February 2026
- d) Drawing no. 40694-PML-XX-DR-A-000005 P04 PROPOSED ROOF PLAN , received on 4 February 2026
- e) Drawing no. 40694-PML-XX-DR-A-000003 P05 PROPOSED ELEVATIONS , received on 4 February 2026
- f) Ecology Report (ASCERTA P.2061.24A), received on 16 July 2025
- g) Transport Statement, received on 19 May 2025
- h) Design and Access Statement, received on 19 May 2025

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.

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing