MANCHESTER CITY COUNCIL

Planning

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Miss Melanie Chan
Lambert Smith Hampton
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Date: 26 March 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: 145422/NMC/2026
Description: Non-material amendment to planning permission 144260/JO/2025 to revise the wording of Condition 3 in order to amend the trigger point for the submission of external materials.
Location: Former Co-Operative Building, The Birtles, Civic Centre, Manchester, M22 5RF

I refer to your application for a non-material amendment to planning permission reference 142287/VO/2025.

The details of the proposed amendments are:

a) Variation of the wording of condition no. 3 to enable partial discharges of the condition and to enable building works to commence.

Following an assessment of the details submitted, it is confirmed that the proposed amendments to the wording of the condition 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 or the wider area.

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 142287/VO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142287/VO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Prior to the installation of the relevant external element outlined below, sample details and/or specifications of the relevant materials to be used for that individual item on the external elevation must be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Window frames;
b) Doors;
c) External walls/cladding;
d) Any other elements on external elevation which is considered necessary to include

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, as specified in 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