MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Miss Laura Hallam
Broadgrove Planning and Development Limited
Regent House
Heaton Lane
Stockport
SK4 1BS

Date: 13 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: 145500/NMC/2026
Description: Non-material amendment to application 142373/FO/2025 to extend the height of the lift shaft.
Location: 40 Peter Street, Manchester, M2 5GP

I refer to your application for a non-material amendment to planning permission reference 142373/FO/2025.

Following an assessment of the details submitted, it is confirmed that the proposed amendment to the wording of Condition 2 (Approved Drawings and Documents) of application referenced 142373/FO/2025 to amend the height of the roof to allow lift access to the approved roof terrace is considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. This change is considered to be of a non-material nature given the height above street level of the terrace and the minimal difference in the height of the extension to allow the benefit of lift access. The City Council is satisfied that the proposed update of the drawings will have no material impact upon the previously approved scheme, will not adversely affect residential amenity within the area or will it have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

The development hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 18 May 2025

The drawings referenced:

11189-P-E02 Rev P5
11189-PL-P02 Rev P4
11189-P-E03 Rev P5
11189-S01 Rev P1

Received by the City Council as local planning authority on 23 March 2026

The Noise Impact Assessment prepared by AEC Acoustics and Engineering Consultants Ltd. referenced P5521/R01/LTH received by the City Council as local planning authority on 24 April 2025

The email from Broadgrove dated 6th June 2025

The letter from Broadgrove dated 23rd March 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

The re-wording of condition 2 of application referenced 142373/FO/2025 is requested to replace the drawings referenced:

11189-P-E02 Rev P3
11189-PL-P02 Rev P3
11189-P-E03 Rev P3
11189-S-S01

This is proposed to allow a change to the roof level to provide lift access to the approved terrace. The wording of Conditions 2 is therefore amended to replace these drawings with the amended drawings. It should be noted that this letter of consent does not supersede the decision notice attached to planning permission referenced 142373/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to the permission referenced 142373/FO/2025, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition also applies:

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 142373/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142373/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Emily Booth using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing