MANCHESTER CITY COUNCIL

Planning

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Mr Chris Rodgers
Guy Taylor Associates
Swan Buildings
20 Swan Street
Manchester
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Date: 8 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: 145418/NMC/2026
Description: Non-material amendment to Planning Permission 141765/FH/2024 to include a low level externally accessed store to roof extension.
Location: 3 River Street, Manchester, M1 5BG

I refer to your application for a non-material amendment to planning permission reference 141765/FH/2024.

Reason 1: The proposal seeks to amend condition 2 (approved plans) to incorporate an external store sited to the roof below the parapet line

Reason: 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 alteration to the planning condition.

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 141765/FH/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 141765/FH/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:

- Proposed Floor Plans: 24-0013-20-001 PL04
- Proposed Elevations: 24-0013-20-101 PL01 PL04

All received by the Local Planning Authority on 12 March 2026.

Reason: To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact James Bridgman using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing