



Planning

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Manchester M60 2LA

Mr Roy Elston
Bridgestone Construction Ltd
Hyde Park House
Cartwright Street
Hyde
SK14 4EH

Date: 8 January 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: 144743/NMC/2025

Description: Non-Material Amendment application to Planning Approval reference 143227/JO/2025 to allow: amendments to window arrangement; inclusion of areas of obscure glazing to ground floor medical centre; relocation of bin store and removal of door; addition of privacy screens between and duplexes at terrace level; joints to double height windows with perforated panel added; medical centre entrance/exit altered; increased spandrel height to full height curtain wall; windows to stair core replaced with opaque glazed; louvres above windows removed; curtain wall narrowed with addition of side panel; security parking barrier added; gate to east boundary moved towards northern elevation building edge; alteration to proposed perforation pattern; replacement of glazing with a solid panel; additional double doorset; no. of PV panels altered; duplex apartment reduction in area; additional medical centre louvres added; omission of pedestrian gate; changes to roof arrangement; and update to car park mullion design.

Location: Site Bound By The Boulevard, The Avenue, Didsbury High School And Existing Properties On Clearwater Drive, Manchester

I refer to your application for a non-material amendment to planning permission reference 143227/JO/2025.

1) The proposed amendments relate to:

- amendments to window arrangement;
- inclusion of areas of obscure glazing to ground floor medical centre;
- relocation of bin store and removal of door;
- addition of privacy screens between and duplexes at terrace level;
- joints to double height windows with perforated panel added;
- medical centre entrance/exit altered;
- increased spandrel height to full height curtain wall;
- windows to stair core replaced with opaque glazed;
- louvres above windows removed;
- curtain wall narrowed with addition of side panel;
- security parking barrier added;
- gate to east boundary moved towards northern elevation building edge;
- alteration to proposed perforation pattern;

- replacement of glazing with a solid panel;
- additional double doorset;
- no. of PV panels altered;
- duplex apartment reduction in area;
- additional medical centre louvres added;
- omission of pedestrian gate;
- changes to roof arrangement; and
- update to car park mullion design.

Following an assessment of the details submitted, the Council 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 would have no significant material impact upon the appearance of the development within the streetscene or character of the wider area. It is also considered that the proposals subject of this application would not have any impact on the amenity of any existing residential properties.

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 143227/JO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143227/JO/2025 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:

8845-BUT-ZZ-00-DR-A-04800 - Rev P1 - Ground Floor GA Plan
 8845-BUT-ZZ-01-DR-A-04801 - Rev P1 - First Floor GA Plan
 8845-BUT-ZZ-02-DR-A-04802 - Rev P1 - Second Floor GA Plan
 8845-BUT-ZZ-03-DR-A-04803- Rev P1 - Third Floor GA Plan
 8845-BUT-ZZ-04-DR-A-04804- Rev P1 - Fourth Floor GA Plan
 8845-BUT-ZZ-05-DR-A-04805- Rev P1 - Fifth Floor GA Plan
 8845-BUT-ZZ-06-DR-A-04806- Rev P1 - Sixth Floor GA Plan
 8845-BUT-ZZ-07-DR-A-04807- Rev P1 - Seventh Floor GA Plan
 8845-BUT-ZZ-R1-DR-A-04808- Rev P1 - Roof GA Plan
 8845-BUT-ZZ-ZZ-DR-A-05810- Rev P1 - GA Elevations - Sheet 1
 8845-BUT-ZZ-ZZ-DR-A-05811- Rev P2 - GA Elevations - Sheet 2
 8845-BUT-ZZ-ZZ-DR-A-06820- Rev P1 - Proposed GA Sections Sheet 1
 8845-BUT-ZZ-ZZ-DR-A-06821- Rev P1 - Proposed GA Sections Sheet 2
 8845-BUT-ZZ-00-DR-A-04810 - Rev P2 - Proposed Site Plan

Linked Drawings and Documents from planning approval reference 135235/FO/2022

8845-BA-Z1-XX-SH-A-(09)001 Rev P9 ACCOMMODATION SCHEDULE
 As received on the 10th January 2023

NOISE IMPACT ASSESSMENT reference 28562-NIA1-REV6
 As received on the 8th December 2022

GEO ENVIRONMENTAL APPRAISAL REF GRO-20064-2216 Dated 10 May 2021
 PERMANENT GROUND GAS RISK ASSESSMENT REF GRO-20064-2788 Dated September 2021
 REMEDIAL SPECIFICATION REF GRO-20064-4035 Dated 02 December 2022

As received on the 7th December 2022

GEO-ENVIRONMENTAL APPRAISAL REPORT Report Ref: 10/0867/001 Dated April 2016 As received on the 14th November 2022

0604-PLI-ZZ-GF-DR-L-0250 Rev P02 HARD & SOFT LANDSCAPE MATERIALS PLAN
0604-PLI-ZZ-ZZ-DR-L-0140 Rev P02 LANDSCAPE SECTIONS
0604-PLI-ZZ-ZZ-DR-L-0300 Rev P02 PLANTING PLAN
0604-PLI-ZZ-ZZ-RP-L-0990 REV 02 LANDSCAPE MANAGEMENT & MAINTENANCE PLAN
8845-BA-XX-ZZ-DR-A-(05)104 Rev P4 ELEVATION BAY STUDY
8845-BA-XX-ZZ-DR-A-(05)105 Rev P4 BAY STUDY (1 OF 2)
8845-BA-XX-ZZ-DR-A-(05)106 Rev P4 BAY STUDY (2 OF 2)

Design and Access Statement Dated September 2022
Energy and Environmental Standards Statement Rev P1 dated 02/09/2022
Pre-Construction Signal Reception Impact Survey dated 29th November 2021
AIR QUALITY ASSESSMENT reference 20220218_MCP2521 V2 February 2022
Crime Impact Statement Ref 2021/0599/CIS/01 Version B
Fire Statement Project No.: MA21015 Dated 17/12/2021
ARBORICULTURAL IMPACT ASSESSMENT Dated March 2022
PRELIMINARY ECOLOGICAL APPRAISAL Ref 80-665-R1-2 Dated January 2022
Flood Risk Assessment and Drainage Strategy Dated 17 January 2022
GEO-ENVIRONMENTAL APPRAISAL reference GRO-20064-2216 Dated May 2021
Transport Statement v1.1 Dated 13 October 2022
Travel Plan V1.1 Dated 13 October 2022
All as received on 19th October 2022

Substation Noise Assessment prepared by Jameson Acoustics reference 22163-TN-1-R0 dated 11th August 2025

Approved documents received on the 23rd May 2024 in respect of Condition Discharge approval application reference CDN/24/0437

The approved documents received on the 28th May 2024 in respect of Condition Discharge approval application reference CDN/24/0454

The approved Surface Water Drainage Scheme received on the 17th September 2024 in respect of Condition Discharge approval application reference CDN/24/0894

The approved documents received on the 15th April 2025 in respect of Condition Discharge approval application reference CDN/25/0275

The approved external elevational and privacy screen materials schedule received on the 13th June 2025 in respect of Condition Discharge approval application reference CDN/25/0552

The approved Affordable Housing Scheme received on the 16th June 2025 in respect of Condition Discharge approval application reference CDN/25/0558

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.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing