



Planning

Holly Wright
Telephone: 0161 219 6381
holly.wright@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mrs Carol Clarke
Bramhall Town Planning Limited
2 Station View (Rhino Court)
Stockport
SK7 5ER

Date: 19 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: 145047/NMC/2026

Description: Non-material amendment to Planning Permission 127241/FO/2020 to amend description of development to omit number of car parking spaces.,

Location: 515 - 521 , Barlow Moor Road, Manchester, M21 8AQ

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

The proposed amendments relate to minor alterations to the description of development detailed under 127241/FO/2020 to omit the number of car parking spaces specified in the description.

The new description of development would read as follows "Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self-contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self-contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of car parking spaces".

Following an assessment of the details and plans submitted, the City Council confirms that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the 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 . 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:

Should you wish to discuss the matter further, please contact Holly Wright using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing