MANCHESTER CITY COUNCIL

Planning

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Miss Kelly Paddick
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Manchester
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Date: 27 November 2025

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: 144409/NMC/2025
Description: Non-material amendment to condition 2 (Approved Plans) to revise site entrance.
Location: Land Bound By The River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal And Egerton Street, Manchester, M15 4LE

I refer to your application for a non-material amendment to planning permission reference 137608/JO/2023.

The proposal seeks alterations to the approved plans due to the need to provide alternative access arrangements at the main entrance.

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 alterations to the planning approval.

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 137608/JO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137608/JO/2023 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:

Drawings

13095-AEW-SI-00-DR-A-1000-P01 Location Plan
13095-AEW-SI-00-DR-A-1001-P01 Existing Site Plan
13095-AEW-SI-00-DR-A-1010-P08 Proposed Site Plan

149_MP_02_1100 Rev A Proposed Demolition Plan
13095-AEW-B1-XX-DR-A-2101-P06 Accommodation Pod Floor Plans
13095-AEW-B1-XX-DR-A-2102-P03 Accommodation Pod Detail Drawing
13095-AEW-B1-XX-DR-A-3101-P05 Accommodation Pod Elevations
13095-AEW-B3-00-DR-A-2301-P06 Village Hall Floor Plan
13095-AEW-B3-XX-DR-A-3301-P06 Village Hall Elevations
13095-AEW-XX-XX-DR-A-1101-C5 Site Entrance Plan and Views
13095-AEW-B4-00-DR-A-2401-P04 Staff Pod Floor Plan
13095-AEW-B4-XX-DR-A-3401-P05 Staff Pod Elevations
149_MP_04_1200 Rev A Proposed Site Elevation (North)
13095-AEW-B1-XX-DR-A-4101-P02 Accommodation Pod Sections
2596-PLA-XX-XX-DR-L-0001 Rev P03 Landscape General Arrangement
2596-PLA-XX-XX-DR-L-1000 Rev P02 Hardworks
2596-PLA-XX-XX-DR-L-2000 Rev P02 Softworks
L1527-ABA-SI-00-DR-E-63001 Rev P04 External Lighting Layout

Documents

Design & Access Statement dated 24.03.2021 by Jon Matthews Architects;
File Note: Consolidation of Acoustic, Ventilation and Overheating Design dated 23.03.21 by Crookes Walker Consulting;
Air Quality Assessment dated March 2021 by Wardell Armstrong;
Construction Method Statement received by the City Council as local planning authority on 1st April 2021;
Crime Impact Statement dated 5th March 2021 by Greater Manchester Police;
Environmental Standards and Energy Statement Ref: 2020.201 dated March 2021 by Element Sustainability;
Local Labour Agreement and Commitment to Skills received by the City Council as local planning authority on 1st April 2021;
Planning Statement dated March 2021 by Deloitte Real Estate;
Statement of Consultation dated March 2021 by Deloitte Real Estate;
Ventilation Statement for Panning dated 10.03.21 by Crookes Walker Consulting;
Embassy Village Management Strategy received by the City Council as local planning authority on 29th April 2021;
Construction Management Plan received by the City Council as local planning authority on 9th July 2021;
Environmental Noise and Vibration Study dated March 2021 by Fisher Accoustics;
Ecological Assessment dated March 2021 by The Environment Partnership;
Flood Risk Assessment and Drainage Strategy (ref: 077442-CUR-XX-XX-RP-C-92001/V04) dated by 30 June 2021 by Curtins;
Phase 1 Preliminary Risk Assessment dated 09 March 2021 by Curtins;
Heritage Statement dated March 2021 by Deloitte;
Waste Management Proforma received by the City Council as local planning authority on 01 Apr 2021;
Transport Statement dated 09 March 2021 by Curtins;
Embassy Village Lighting Report Reference 23902 R5 by Tamlite dated 23.07.2025; and
Embassy Village Tamlite Lighting Data Sheets: CWLA380T4WWBM3; CWLA90T4WWBM3; FRN1500T4NWG; CPH100T5WWB; CWP80NWBM3.

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 Lucy Harrison using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing