



Mr Joe Horne
Kilmartin Plowman & Partners Ltd
Lodge House
12 Town Street
Horsforth
Leeds
LS18 4RJ

Date: 4 December 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: 144497/NMC/2025

Description: Non Material Change to planning permission 140206/FO/2024 to allow extension of external terrace at ground floor, inclusive of glazed cover and trellis, removal of double doors from bar to terrace, with fixed glazed screen in replacement, alteration to louvre setting out on North West elevation due to free area requirements for fire regulations, reduction in number of trees and change in tree specification and extension to external condenser compound at ground floor

Location: Land Off Enterprise Way And Bailey Lane, Manchester Airport, Manchester

I refer to your application for a non-material amendment to planning permission reference 140206/FO/2024.

The proposed amendments relate to: extension of external terrace at ground floor, inclusive of glazed cover and trellis, removal of double doors from bar to terrace, with fixed glazed screen in replacement, alteration to louvre setting out on North West elevation due to free area requirements for fire regulations, reduction in number of trees and change in tree specification and extension to external condenser compound at ground floor

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be a material change to the planning approval.

The City Council is not satisfied that the proposed changes to can be considered non-material and would appear different, having a detectable impact to visual amenity. The material change would also impact upon the landscaping scheme for the development, agreed as part of condition of the host planning permission.

As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Therefore I can confirm that the proposed amendments are hereby **refused**.

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