11th March 2026

Jack Naven
Development Management - Central Team
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Jack

Forthcoming Asda Express, Victoria House, Great Ancoats Street, Manchester, M4 7AB

Applications for Non-Material Variation and Advertisement Consent

Further to your recent emails with Steven Roberts, on behalf of our clients, ASDA Stores Limited, we are instructed to submit two applications in relation to Asda's forthcoming occupation of a unit a Victoria House, Great Ancoats Street.

As you are aware, we are submitting the following applications:

- Application for advertisement consent for 1 No. fascia sign on the south east elevation, and 1 No. fascia and 1 projecting sign on the north east elevation
- Application for a Non-Material Variation to allow the partial covering of windows on the south west elevation

As you are aware, planning permission for the development of Victoria House was granted under permission 122000/FO/2018 in March 2020. This permission included the following condition 32: *"The window(s) at ground level, fronting onto Longacre Street, Great Ancoats Street and the 'Square'/ Heyrod Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way."*

Since the original planning permission was granted, a Section 73 application was granted permission to vary conditions 2, 11 and 14 and therefore a new planning permission, 131634/JO/2021, was issued in September 2021. Condition 32 was carried forward to this new permission. It is therefore a Non-Material Variation of permission 131634/JO/2021 that this submission is seeking.

The proposed occupation of the unit by Asda requires that there is an element of flexibility to this requirement. The nature of a convenience store is that there will be an element of back of house and storage of goods. It is proposed that an element of vinyls be installed on the 'Square'/Heyrod

Street to hide this element of the store and improve the appearance of this elevation. The attached vinyl scheme has been minimised as much as possible.

We trust that the above information assists in the determination of the applications. We would be happy to discuss any aspect of the applications in further detail as required.

Yours sincerely



Katherine Sneeden MRTPI
Director