MANCHESTER CITY COUNCIL

Planning

Steven McCoombe
Telephone: 0161 234 4607
steven.mccoombe@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Stephen Morgan-Hyland
Sevo Planning Limited
Withington Works
30 Burton Road
Manchester
M20 3EB

Date: 13 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: 145116/NMC/2026
Description: Non-material amendment to Planning Permission 135576/FO/2022 to enable alteration of wording of Conditions 3 (Specified Plans), 7 (Waste Management), 16 (Biodiversity), 18 (Landscaping) and 24 (Cycle Parking) to allow removal of substation, alterations to window detailing, building name signage indicated, plant room doors repositioned, louvres and ventilation amended, lighting and elevational changes, and internal layout alterations.
Location: 88-90 Carmoor Road, Manchester, M13 0FB

I refer to your application for a non-material amendment to planning permission reference 135576/FO/2022.

The proposed amendments comprise the following principal elements:

-The removal of the sub-station;
-Width of windows with soldier course banding at cill/head increased by 112.55mm;
-2 no. ground floor windows amended;
-Building name signage zone indicated;
-Plant room doors repositioned to the adjacent louvred bay;
-Extent and louvre format of plant enclosure on Block A roof amended;
-Window cill heights raised to accommodate extended parapet flashing;
-Width of automatic opening vent (AOV) on SE elevation (Block A Level 01 and 02) increased by 450mm;
-Side light with glazed louvres (AOV) added to Block A external door;
-Block A courtyard elevation amended to suit revised core layout;
-Ground floor plan amended to reduce size of management area to provide additional amenity space;
-Block A & B core layouts revised; and
-Switch room relocated to plant room and former switch room changed to store room.

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 or material alterations to the host planning permission.

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 135576/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135576/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 4 February 2026:

2205-LHA-10-ZZ-DR-A-PL-003 Rev P03 Site Plan,
2205-LHA-20-00-DR-A-PL-010 Rev P03 Level 00 Plan,
2205-LHA-20-01-DR-A-PL-011 Rev P03 Level 01 Plan
2205-LHA-20-02-DR-A-PL-012 Rev P03 Level 02 Plan
2205-LHA-20-03-DR-A-PL-013 Rev P03 Level 03 Plan,
2205-LHA-20-04-DR-A-PL-014 Rev P03 Level 04 Plan,
2205-LHA-20-05-DR-A-PL-015 Rev P03 Level 05 Plan,
2205-LHA-20-RF-DR-A-PL-016 Rev P03 Roof Plan
2205-LHA-20-ZZ-DR-A-PL-020 Rev P03 North East Elevation and South West Elevation,
2205-LHA-20-ZZ-DR-A-PL-021 Rev P03 North West and South East Elevations,
2205-LHA-20-ZZ-DR-A-PL-022 Rev P03 Courtyard Elevations,
2205-LHA-20-ZZ-DR-A-PL-030 Rev P03 Proposed Site Sections 01,
2205-LHA-20-ZZ-DR-A-PL-031 Rev P03 Proposed Site Sections 02,
2205-LHA-21-ZZ-DR-A-PL-040 Rev P03 Facade Bay Study 01 - Carmoor Road,
2205-LHA-21-ZZ-DR-A-PL-041 Rev P03 Facade Bay Study 02 - Carmoor Road,
2205-LHA-21-ZZ-DR-A-PL-042 Rev P03 Facade Bay Study 03 - Carmoor Road
Non-Material Amendment Design Statement 2205-LHA-XX-XX-RP-A-PL-003_P01
Landscape Proposals (ref. 4260 501F)
Landscape Layout (ref. 4260 101G)

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) The development hereby approved shall only be implemented in accordance with the submitted Waste Management Strategy produced by Vectos and waste storage layout shown on drawing numbered LHA-20-00-DR-A-PL-010 Rev P03 received by the City Council as Local Planning Authority on 23 November 2022 and 4 February 2025 respectively. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside of the waste store, other than on the day of collection.

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

16) The development hereby approved shall be implemented in accordance with the submitted Verity Webster biodiversity net gain 3.1 matrix and the submitted TPM landscaping strategy received by the City Council as Local Planning Authority on 23 November 2022 and 4 February 2026 respectively. The agreed biodiversity scheme shall be implemented in accordance with a timetable submitted to and agreed in writing by the City Council as Local Planning Authority and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy, policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework (NPPF).

18) The hard and soft landscaping scheme approved by the City Council as Local Planning Authority shown on drawings referenced 4260 501F and 4260 101G, received by the City Council as Local Planning Authority on 4 February 2026, shall be implemented prior to first occupation of the development thereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy and policies JP-S1, JP-P1 and JP-H3 of the Places for Everyone Joint Development Plan.

24) No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on drawing referenced 2205-LHA-20-00-DR-A-PL-010 Rev P03 (Level 00 Plan), received by the City Council as Local Planning Authority on 4 February 2026. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

In the event that Travel Plan monitoring identifies the need for increased cycle storage provision, the area identified on the approved drawing for a future expansion zone shall be implemented.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy and policy JP-C6 of the Places for Everyone joint development plan.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing