



Planning

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Mr Theo Beedle
Vaughan Architecture Ltd
No. 2 Infirmary Street
Leeds
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Date: 3 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: 144933/NMC/2026

Description: Non-material change to Planning Permission 142987/VO/2025 to allow installation of photovoltaic panels and amendment to window and door opening positionings, site layout amended and building footprint amended.

Location: The Stirling Centre, Scotland Hall Road, Manchester, M40 2AZ

I refer to your application for a non-material amendment to planning permission reference 142987/VO/2025.

The details of the proposed amendments relate to:

The installation of photovoltaic panels on the roof
Minor changes to window and door opening positions
A slight increase in the footprint of the external plant area
Changes to the internal building layout
Indication of a ramp (unrailed) adjacent to the front entrance
Minor changes to the site layout

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within 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 142987/VO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142987/VO/2025 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:

Design and Access Statement

Tree survey report and drawing numbered P.2063.24.T01

Ascerta preliminary ecological appraisal and day time building inspection document dated October 2024 and drawing numbered P.2063.24.E02

All stamped as received by the City Council, as Local Planning Authority, on 19 May 2025.

Ascerta Biodiversity Impact Assessment document, dated April 2025, and Mayer Brown Transport assessment dated May 2025, stamped as received by the City Council, as Local Planning Authority, on 23 June 2025.

Drawing numbered 23519-0224 rev P-01 and the A-1 On-site Habitat Baseline document, stamped as received by the City Council, as Local Planning Authority, on 24 July 2025.

Email from Lorna Clements, dated 29 July 2025, confirming Biodiversity Net Gain arrangements for the site and the adjoining Scotland Hall Road Recreation ground.

Drawings numbered 40693-PML-00-DR-A-000002-P04-GA, 40693-PML-00-DR-A-000021-P05, 40693-PML-XX-DR-A-000003-P04-GA and 40693-PML-XX-DR-A-000005-P04-GA, all stamped as received by the City Council, as Local Planning Authority, on 13 January 2026.

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

Should you wish to discuss the matter further, please contact Ian Jarvis 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