MANCHESTER CITY COUNCIL

Planning

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Mr UMC Architects
UMC Architects
Sheppard Lockton House
Cafferata Way
Newark
NG24 2TN

Date: 3 March 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: 145108/NMC/2026
Description: Non-material change to Planning Permission 138914/FO/2023 to allow minor increase in external floor levels of +100mm, building areas increased by 3%.
Location: Walkers Of Manchester, 11 Crabtree Lane, Manchester, M11 4GU

I refer to your application for a non-material amendment to planning permission reference 138914/FO/2023.

The revision to the approved scheme are related to an increase the external levels across the site by 100mm, and to increase the overall GEA (Gross external area) from the originally approved 5,535.6 sq.m. to 5,701.7 sq.m.
It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the commercial development, or the visual and residential amenity of the residential property and commercial properties in proximity to the site. The revisions would also not adversely affect parking and servicing arrangements for the development.

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 138914/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138914/FO/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:

Topographical Survey ref: 47333_T rev.0
Site Constraints Plan ref: 23168-UMC-XXXX-SI-DR-A 0501 rev.P04
Site Location Plan ref: 23168-UMC-XXXX-SI-DR-A 0502 rev.P04
Existing Site Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0503 rev. P04
Demolition Site Plan ref: 23168-UMC-XXXX-SI-DR-A 0503 rev.P03
Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P05
Site Sections Plan ref: 23168-UMC-XXXX-SI-DR-A 0610 rev.P2
Proposed cycle storage Plan ref: 23168-UMC-XXXX-SI-DR-A 0702 rev.P03
Proposed substation Plan ref: 23168-UMC-XXXX-SI-DR-A 0703 rev.P03
Proposed waste strategy Plan ref: 23168-UMC-XXXX-SI-DR-A 0704 rev.P02
Unit 1 -4 Building and office plan ref:23168-UMC-01-DR-A 1001 rev.P3
Unit 1 -4 Roof plan ref: ref: 23168-UMC-01-DR-A 1002 rev.P2
Unit 1 -4 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1301 rev.P1
Unit 5 Building and office plan ref: 23168-UMC-01-DR-A 1011 rev.P3
Unit 5 Roof plan ref: ref: 23168-UMC-01-DR-A 1012 rev.P2
Unit 5 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1302 rev.P1
Unit 6 -9 Building and office plan ref:23168-UMC-01-DR-A 1021 rev.P3
Unit 6- 9 Roof plan ref: ref: 23168-UMC-01-DR-A 1022 rev.P2
Units 6 -9 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1303 rev.P1
Design and Access Statement revision A December 2023
Air Quality Assessment ref: 572948.0001 r.1 dated December 2023
Biodiversity Enhancement Management Plan rev. 02 dated 12.12.2023
Biodiversity Net Gain Design Stage Assessment rev. 01 dated 12.12.2023
Crime Impact Statement Version B :06.12.2023 Ref: 2023/0548/CIS/01
Energy and Sustainability Statement ref: 6624-CBC-HR-RP-S-001-P03 dated November 2023
External Impact Lighting Assessment ref: 6624-CBC-OR-RP-E-001 rev.02 Dtaed December 2023
Framework Construction Management Plan rev.01 dated December 2023
Phase 1 Desk Based Geo-Environmental and Geotechnical Site Assessment ref: 546629.0000.0000 July 2023
Planning Statement dated 20 December 2023
Flood Risk Assessment ref: 23-026-I&L December 2023 (Notwithstanding the Proposed Drainage Strategy Layout (Drawing no. 23-026-I&L_D00_P1) contained in Appendix D)
Transport Statement ref: 327475 dated December 2023
Framework Travel Plan ref: 327475 dated December 2023
Electric Vehicle Charging Specification - Sevadis Maxi Charger Pillar
Refuse Vehicle Swept path analysis plan ref: J32-7475-PS-005
Noise Impact Assessment: 572948.0001 r.1 dated December 2023
Arboricultural Impact Assessment rev.02 dated December 2023
Preliminary Ecological Assessment rev.03 dated December 2023
Received 27th December 2023

Waste Management Proforma and Site Access Junction plan ref: J32-7475-PS-002 rev.A received 4th January 2024
Biodiversity Net Gain Metric Version 2 received 1st February 2024.
Intrusive Geoenvironmental and Geotechnical Site Assessment report ref: 546629.001.0000 dated July 2023 Received 5th February 2024.

Remediation Strategy and Verification Plan. Reference 546629.0004.0000. Dated 16 February 2024.
Technical Note - Air Quality Additional Information. Reference 572948.tn1. Dated 20 February 2024.

Technical Note - Noise Additional Information. Reference 572948.tn1. Dated 20 February 2024
Received 27th February 2024

Supplementary Geo-environmental and Geotechnical Site Assessment Reference 546629.0002.0000 dated 2nd February 2024; and Asbestos in Soils Management Plan reference 546629.0003.0000 dated 2nd February 2024
received 18th March 2024

Proposed Boundary Treatments Plan ref: 23168-UMC-XXXX-SI-DR-A 0701 rev.P06 received 21st March 2024
Technical Note - Noise Additional Information. Reference 572948.t 2. 1. Dated 9th April 2024
Received 10th April 2024
Soft landscaping hand pit dug locations (in connection with ground conditions) plan ref: 546629.0004 Fig 4 rev.P01 received 11th April 2024.
General Arrangement Plan ref:UG_2066_LAN-GA-DRW _101 rev.T2 received 15th April 2024

AS AMENDED BY:
Content of planning agent email dated 15th May 2025

Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P31
Site Access Junction plan ref: J32-7475-PS-002 rev.D
16.5m HGV Swept Path Analysis plan ref: J32-7475-PS-003 rev.C
10m Rigid Vehicle Swept Path Analysis plan ref: J32-7475-PS-004 rev.C
Refuse Vehicle Swept Path Analysis plan ref: J32-7475-PS-005
Large Car Vehicle Swept Path Analysis plan ref: J32-7475-PS-007

Received 23rd May 2025

Large Car Vehicle Swept Path Analysis plan ref: J32-7475-PS-008 received 27th May 2025

AS AMENDED BY:
Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A-0601 rev. P38 and Levels & External Works plan ref: 23-026-I&L-G02 rev. C2 received 4th February 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 (2012).

28) The permission hereby granted relates to a maximum of gross external floorspace of 5,701.7 sq.m. of commercial floorspace, including Classes E(g) (iii) B2 and B8) uses.

Reason -To ensure that the development is carried out in accordance with policies EC2 and EC5 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing