



Planning

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Mr Patrick Boyd
Buttress
41 Bengal Street
Manchester
M4 6AF

Date: 3 November 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: 144202/NMC/2025

Description: Non material amendments to planning permission 137841/FO/2023 to amend landscaping scheme.

Location: Land At Downley Drive , Manchester , M4 6BW,

I refer to your application for a non-material amendment to planning permission reference 137841/FO/2023.

The proposed seeks to amend condition 2 (Specified Plans), condition 15 (Boundary Treatments) and condition 18 (Landscaping Scheme) in order to allow for hard and soft landscaping alterations to account for site level changes and on site conditions.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are 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 137841/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137841/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) New Plans

- o 1907/C/02 Revision G: Apartment Detail Planting and Hard Surfaces
- o 1907/C/03 A Revision L: Boundary Treatments Key Plan
- o 1907/C/04 Revision H: Apartment Hard Surfaces and Levels Plan
- o 1907/C/112 Revision C: Canal Side-ramped Access and Boundary (Received 30/10/2025)
- o 1907/C/113 Revision A: Stone Benches Detail (Received 06/10/2025)
- o 1907/C/114: Retaining Wall Sections and Details (Received 06/10/2025)

- o 3D Canal View (Received 29/10/2025)
- o 3D Carpark View (Received 29/10/2025)

All stamped as received by the City Council as Local Planning Authority on the 20/10/2025, unless specified otherwise.

15) New Landscaping Plans

- o 1907/C/02 Revision G: Apartment Detail Planting and Hard Surfaces
- o 1907/C/03 A Revision L: Boundary Treatments Key Plan
- o 1907/C/04 Revision H: Apartment Hard Surfaces and Levels Plan
- o 1907/C/112 Revision C: Canal Side-ramped Access and Boundary (Received 30/10/2025)
- o 3D Canal View (Received 29/10/2025)
- o 3D Carpark View (Received 29/10/2025)

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18) New Landscaping Plans

- o 1907/C/02 Revision G: Apartment Detail Planting and Hard Surfaces
- o 1907/C/03 A Revision L: Boundary Treatments Key Plan
- o 1907/C/04 Revision H: Apartment Hard Surfaces and Levels Plan
- o 1907/C/112 Revision C: Canal Side-ramped Access and Boundary (Received 30/10/2025)
- o 1907/C/113 Revision A: Stone Benches Detail (Received 06/10/2025)
- o 1907/C/114: Retaining Wall Sections and Details (Received 06/10/2025)
- o 3D Canal View (Received 29/10/2025)
- o 3D Carpark View (Received 29/10/2025)

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Should you wish to discuss the matter further, please contact Michael Pearson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing