



Planning

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Mr Will Hannah
Turley
Level 5, Transmission
6 Atherton Street
Manchester
M3 3GS

Date: 6 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: 144285/NMC/2025

Description: Non-material amendment to planning application referenced 143045/FO/2025 for changes to the Granby Row elevation to relocate the door.

Location: Bainbridge House, Granby Row, Manchester, M1 2PW

I refer to your application for a non-material amendment to planning permission reference 143045/FO/2025.

The proposed seeks to amend conditions 2 (Specified Plans) and 6 (Level Access) of planning permission 143045/FO/2025 in order to alter the Granby Row and London Road elevations, as well as provide further details regarding level access pursuant to Condition 6 of the original permission.

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 143045/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143045/FO/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:

63073 -SRA -ZZ -XX -DR -A - 00800 REV. P01 (Location Plan)

63073-SRA-XX-00-DR-A-20801 REV. P10 (Proposed Ground Floor Plan)

63073-SRA-XX-00-DR-A-20811 REV. P07 (Proposed Ground Floor Plan)

6) Notwithstanding the details as set out in condition 2 above, the alterations to achieve proposed level access through the threshold shall be carried out in accordance with 63073-SRA-XX-00-DR-A-32311 REV. P05 (Marketing Suite - Entrance Door and Screen Elevation Study). The approved details shall be implemented as part of the development prior to first use and thereafter retained for as long as the development remains in use.

Reason - In the interests of accessible access, pursuant to policies CC10, SP1 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Sam Elliott 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