



Planning

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Date: 29 April 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: 145694/NMC/2026

Description: Non-material amendment to planning permission referenced 144656/FO/2025 to allow amendments to condition numbers 5 (Local Labour Agreement), 10 (Surface water drainage) and 31 (Bird Hazard Management Plan) to enable demolition works to commence

Location: Brotherton House , Cornfield Drive, Wythenshawe, M22 9QX

I refer to your application for a non-material amendment to planning permission reference 144656/FO/2025.

The proposed amendment relates to alterations to the wording of conditions 5, 10 and 31 to enable demolition works to take place without prejudicing the original intention of the condition wording.

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 144656/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144656/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

5) a) Prior to demolition and site clearance works taking place, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the demolition and site clearance work, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as

part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Prior to the above ground works of the development taking place, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the above ground works of the development, shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved document shall be implemented as part of the completion of above ground works of the development. In this condition, a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships.
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal.
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

c) Prior to first occupation of the development hereby approved, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to part (a) and (b) items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan.

10) Notwithstanding details submitted, prior to the commencement of the development (excluding demolition and site clearance) hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

-Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

-Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

-Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

-Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.

-A finalised drainage layout showing all components, outfalls, levels and connectivity.

-An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

-Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

-A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

-A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

-Construction details of flow control and SuDS elements.

-A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN8 and EN14 and policy JP-S4 of the Places for Everyone Joint Development Plan.

31) a) Prior to demolition and site clearance taking place, a Bird Hazard Management Plan (BHMP) for the demolition and site clearance works must be submitted to and approved in writing by the Local Planning Authority in consultation with Manchester Airport. Thereafter the scheme shall be implemented in accordance with the approved details.

b) Prior to the commencement of above ground works taking place, a Bird Hazard Management Plan (BHMP) for the development must be submitted to and approved in writing by the Local Planning Authority in consultation with Manchester Airport. Thereafter the scheme shall be implemented in accordance with the approved details. The BHMP should include robust measures to prevent species of birds that are hazardous to aircraft gaining access to the space between the roof and the PV array panels, with regular maintenance inspections.

Reason - In the interests of flight safety and bird strike avoidance to prevent the creation of a habitat for birds hazardous to aviation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

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

