MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-Material Change to Planning Permission 141745/VO/2024 to allow change in external pipework route.

Location:

WITHINGTON LIBRARY 410 WILMSLOW ROAD MANCHESTER M20 3BN

Application reference:

OTH-2026-000210

Applicant:

Mr Oliver Bennison Equans Regeneration

Date of application:

06 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposal amendments relate to changes in the external pipework route, including removal from the rear elevation of the building to enter the building from roof level to allow a shorter pipework run.

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 are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the area, nor result in any significant material alterations to the planning approval

It should be noted that this decision does not supersede the decision notice attached to planning permission 141745/VO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 141745/VO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

It should be noted that this decision does not supersede the decision notice attached to planning permission . These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

2) The development hereby approved shall be carried out in accordance with the following documents and drawings:

'Window Schedule', numbered '24615.105 REV D', received by the City Council as Local Planning Authority on the 20th February 2025.

'Section through Window Detail', numbered '24615.111 REV C', received by the City Council as Local Planning Authority on the 17th February 2025.

'Datasheet: Samsung EHS Mono HT Quiet R32 AE**0BXYD*G/EU', received by the City Council as Local Planning Authority on the 7th February 2025.

'24615 MCC Equans PSDS - Decarbonisation Scheme of Withington District Library. SPECIFICATION - Withington District Library - Rev B', received by the City Council as Local Planning Authority on the 29th January 2025.

'section through secondary glazing details', numbered '24615.114', received by the City Council as Local Planning Authority on the 29th January 2025.

'Access Ladder Detail', numbered '24615.108 REV A', received by the City Council as Local Planning Authority on the 29th January 2025.

'Services Penetration Details', numbered '24615.110 REV A', received by the City Council as Local Planning Authority on the 29th January 2025.

'Proposed Roof Plan', numbered '24615.107 REV A', received by the City Council as Local Planning Authority on the 29th January 2025.

'Scope of Works Document - Drawing Reference No. 24615.100 - Rev B', received by the City Council as Local Planning Authority on the 29th January 2025.

'Proposed Elevations', numbered '24615.103 REV B', received by the City Council as Local Planning Authority on the 29th January 2025

'Proposed Elevations', numbered '24615.104 REV B', received by the City Council as Local Planning Authority on the 29th January 2025.

'Existing Ground Floor Plan', numbered '24615.101 REV A', received by the City Council as Local Planning Authority on the 29th January 2025.

'Existing Roof Plan', numbered '24615.106 REV B', received by the City Council as Local Planning Authority on the 29th January 2025.

'Design & Access Statement. PSDS Withington Library. Manchester City Council', received by the City Council as Local Planning Authority on the 5th February 2025.

'Heritage Statement. Withington Library, Wilmslow Road, Manchester', received by the City Council as Local Planning Authority on the 5th February 2025.

'Biodiversity Statement', received by the City Council as Local Planning Authority on the 13th December 2024.

'Noise Impact Assessment', received by the City Council as Local Planning Authority on the 13th December 2024.

'Tree Statement', received by the City Council as Local Planning Authority on the 13th December 2024.

'EXISTING AND PROPOSED EXTERNAL SERVICES', numbered '3388-CWC-XX-EX-DR-M-5004 T06', received by the City Council as Local Planning Authority on the 21st February 2025.

Approved drawings and documents as amended by Non-Material Amendment application OTH-2026-000210, including:

Proposed details shown on the drawing titled ‘EXISTING AND PROPOSED SERVICES LAYOUT’, numbered ‘3669-CWC-XX-EX-DR-M-5005 Rev AF’, received by the City Council as Local Planning Authority on the 6th May 2026.

Proposed details shown on the drawing titled ‘PROPOSED EXTERNAL SERVICES LAYOUT DRAWING’, numbered ‘3669-CWC-XX-ZZ-DR-E-6001 Rev AF’, received by the City Council as Local Planning Authority on the 6th May 2026.

Proposed details shown on the drawing titled ‘EXISTING AND PROPOSED EXTERNAL SERVICES’, numbered ‘3669-CWC-XX-DR-M-5004 Rev AF’, received by the City Council as Local Planning Authority on the 6th May 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.

4) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the documents and drawings listed under condition no.2 of this approval, including:

- Air Source Heat Pumps to be finished in black.

- Mansafe/ladder access to be finished in black.

- Pipework containment to be finished in black.

Reason - To protect the character and appearance of the non-designated heritage asset situated within the Withington Conservation Area, pursuant to saved policy

DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1 and EN3 of the Manchester Core Strategy, and policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan document.

Date: 27 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA