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27 May 2026

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M602LA

Dear Jennifer,

Base, Greenheys Lane, Manchester Science Park, Manchester, M15 6LR

Section 96a (Non-Material Amendment) application to Planning Permission Ref. 138713/JO/2023

Please find enclosed an application submitted on behalf of Bruntwood SciTech Limited ('the Applicant') for a non-material amendment to Planning Permission ref. 138713/JO/2023, in accordance with Section 96a of the Town and Country Planning Act 1990 (as amended).

1 Background to the Approved Development

Planning Permission ref. 138713/JO/2023, granted on 17 January 2024, approved the following description of development

"Variation of conditions 3 (Permitted Uses), 4 (Opening Hours), 6 (Acoustics Plant) 8 (Acoustics Verification Plant) (Acoustics Verification) and 9 (External Areas Hours) attached to application ref no 137779/FO/2023".

This followed an earlier permission (Ref: 137779/FO/2023) for:

"Change of use of makerspace units 3 and 4 at ground floor and makerspace units OM.04 and OM.03 and office space at mezzanine level at the Base Building from office use (Use Class E) to a flexible use comprising Use Class E (Office) and Use Class F.1a (Education)".

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The original planning statement for the Change of Use (Ref: 137779/FO/2023) outlined the proposal for Manchester Innovation Activities Hub (MIAH) to occupy circa 930 sq. m of floorspace at Base for dedicated learning, workshop, and incubator office space.

Condition 2(f) of the decision notice for 138713/JO/2023 specifically references the "Operational Management Strategy by MIAH 31-07-23", which needs to be updated to align with the occupier, LCA.

2 Proposed Amendment

We are seeking to amend condition 2(f) of planning permission 138713/JO/2023. This Application's description of development is:

> *"Non-Material Amendment to 138713/JO/2023 to vary condition 2(f)."*

The current wording of condition 2 is:

> *"The development hereby approved shall be carried out in accordance with the following drawings and documents:*
>
> *(a) Site Location plan dwg 0237-BA-BAR-01-XX-DR-A-05-0501 stamped as received on 04-08-23;*
>
> *(b) Dwgs JP100907-001-0B001-XX-DR-A-0104 and JP100907-001-B001-DR-A-0105 stamped as received on 04-08-23;*
>
> *(c) Waste Management Strategy dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023 and Waste Management Strategy note prepared by Curtins dated 19 August 2022 received by the City Council as local planning authority on 6 March 2023;*
>
> *(d) Acoustic Design Note, 27 July 2023 - prepared by Stroma submitted with and discharged under application ref no CDN/22/0144);*
>
> *(e) External Plant Noise Assessment, prepared by Stroma (submitted with and discharged under application ref no CDN/22/0144); and*
>
> *(f) Operational Management Strategy by MIAH 31-07-23.*

The proposed amendment is to update the reference within this condition to reflect the current occupier, London College of Accountancy (LCA), and their updated Operational Management Strategy.

The revised wording for condition 2 would therefore be:

> *"The development hereby approved shall be carried out in accordance with the following drawings and documents:*
>
> *(a) Site Location plan dwg 0237-BA-BAR-01-XX-DR-A-05-0501 stamped as received on 04-08-23;*
>
> *(b) Dwgs JP100907-001-0B001-XX-DR-A-0104 and JP100907-001-B001-DR-A-0105 stamped as received on 04-08-23;*
>
> *(c) Waste Management Strategy dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023 and Waste Management Strategy note prepared by Curtins dated 19 August 2022 received by the City Council as local planning authority on 6 March 2023;*
>
> *(d) Acoustic Design Note, 27 July 2023 - prepared by Stroma submitted with and discharged under application ref no CDN/22/0144);*
>
> *(e) External Plant Noise Assessment, prepared by Stroma (submitted with and discharged under application ref no CDN/22/0144); and*
>
> ***(f) Operational Management Strategy by LCA dated 21 May 2026***

3 Justification for Non-Material Amendment

The proposed change is considered to be a non-material amendment for the following reasons:

- **No Material Change to the Approved Development**: The amendment solely updates the name of the occupier within the Operational Management Strategy referenced in condition 2(f). It does not alter the fundamental nature, scale, design, or external appearance of the approved development.
- **Consistency with Approved Use**: The original planning permission (137779/FO/2023) established a flexible use comprising Use Class E (Office) and Use Class F.1a (Education). The London College of Accountancy (LCA) continues to operate within the F.1a (Education) use class, which is consistent with the approved flexible use.
- **No New Planning Considerations:** the updated Operational Management Strategy for LCA would not introduce any new material planning considerations. The occupier is not seeking changes to approved operational hours or travel strategy,

and noise impacts associated with LCA are anticipated equal to those approved for MIAH.

- **Administrative Update**: The change is primarily an administrative update to reflect the current operational reality and ensure the correct document is referenced for compliance purposes. It does not undermine the original intent of the condition, which is to ensure appropriate operational management.

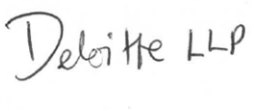
4. Application Submission

In addition to this covering letter, the application submission comprises the completed Application Forms and Certificates, and a Site Location Plan to identify the Site. The application fee has been paid via the Planning Portal.

We respectfully request your formal agreement that the proposed amendment to the wording of condition 2(f) of planning permission 138713/JO/2023, as summarised in this letter, is acceptable as a non-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me.

Kind regards



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