Our Ref: 25038/SH/ak
Your Ref: PP-14963519
Email: [redacted]

Broadwall House
21 Broadwall
London SE1 9PL
[redacted]

15 May 2026

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Dear Sir or Madam,

NON-MATERIAL AMENDMENT TO PERMISSION REF. 144894/FO/2026
UNIT DD, 1 CROSS STREET, MANCHESTER, M2 1HX

We have been instructed by our client, Hotel Chocolat, to submit a Non-material Amendment Application under Section 96A of the Town and Country Planning Act 1990 (as amended) in respect of planning permission ref. 144894/FO/2026, granted on 5 March 2026.

Consent was granted for:

> ***"Retention of shopfront with proposed mural."***

This application has been submitted via the Planning Portal (ref. PP-14963519), and the requisite fee of £309.00 (plus the £91.00 Planning Portal administration fee) has been paid online.

The following documents are included within this submission:

- Completed S96a Application Forms;
- This Covering Letter (Firstplan); and,
- Site Location Plan.

Non-Material Amendment Sought

This non-material amendment seeks to vary Condition 1 of planning permission ref. 144894/FO/2026, to amend the trigger point in the condition.

Condition 1 states:

> ***"The hand painted mural hereby approved shall be installed within 3 months from the date of this decision and by no later than 5 June 2026."***

This application seeks to extend the completion date until the 31 July 2026, further to correspondence with officer James Bridgman at the end of April 2026. Previous correspondence had suggested a date of 20 July 2026, however as the artist is not yet available and Hotel Chocolat want to ensure that the mural is created with the appropriate artist, the 31 July provides appropriate time to ensure these works are completed to a high standard. However, it should be noted that works are likely to be completed at an earlier date regardless.

The proposed change to the condition wording would not alter any of the operating parameters of the permission and the proposed amendments would not conflict with any existing condition wording. Further, the reason for the application of this condition would continue to be upheld.

Conclusion

It is considered that the proposed amendment is non-material in the context of the overall permission, for the following reasons:

- The proposed changes would not alter the site boundary;
- There is no conflict with Development Plan policies or national planning guidance;
- The proposed changes do not alter the description of development;
- The proposed amendments are not considered to be material to the scheme; and,
- There is no conflict with any condition on the planning permission.

We therefore trust that you have sufficient information to enable a positive determination of the application, and we look forward to receiving confirmation that the application has been validated. In the meantime, should you require any further information, please do not hesitate to contact me.

Yours faithfully,

