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 Amendment to amend condition 1 attached to planning permission ref no 144894/FO/2026 to amend completion date for installation of artwork.

**Location:**

Unit DD 1 Cross Street Manchester M2 1HX

**Application reference:**

OTH-2026-000488

**Applicant:**

Hotel Chocolat

**Date of application:**

27 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 proposed seeks to alter the compliance period for condition 3 and 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 material alterations to the planning approval.

It should be noted that this decision does not supersede the decision notice attached to planning permission 144894/FO/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144894/FO/2026 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

1) The hand painted mural hereby approved shall be installed by no later than 31 July 2026

Reason: In the interests of visual amenity pursuant to policies SP1, DM1 and CC9 of the Core Strategy for the City of Manchester.

Date: 17 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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