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 vary condition 2f (Specified Plans and Drawings) attached to application ref no 137779/FO/2023 in order to update the Operational Management Strategy.

Location:

Base Greenheys Lane Science Park Manchester M15 6LR

Application reference:

OTH-2026-000517

Applicant:

Bruntwood SciTech Limited

Date of application:

29 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 seeks to amend Condition 2f (Specified Plans and Drawings) attached to application ref no 137779/FO/2023 in order to update the approved Operational Management Strategy as 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, London College of Accounting (LCA). Following an assessment of the details submitted, I can confirm that the proposed amendment is 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 material alterations to the planning approval.

It should be noted that this decision does not supersede the decision notice attached to planning permission 138713/JO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138713/JO/2023 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 drawings and documents:

(a) Site Location plan drawing 0237-BA-BAR-01-XX-DR-A-05-0501 stamped as received on 04-08-23;

(b) Drawing 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

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

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