FAO Michael Pearson
Development Management Central Core
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

1st June 2026

Submission on Planning Portal Reference: PP-14997151

Dear Michael,

Applicant: NOMA (GP) Ltd
Address: Redfern Building, Redfern Street, Manchester, M4 4AH
Application: Non-material amendment Section 96A of the TCPA 1990 (as amended) Amendment to Condition 2 to remove Lightwell Plan in respect of the extract flue of Planning Permission 143192/FO/2025 – for Installation of 1no. door, extract flue and roof plant

Further to our correspondence, on behalf of our client 'NOMA (GP) Ltd', we hereby enclose a non-material amendment (NMA) application under Section 96A (s.96A) of the Town and Country Planning Act 1990 (as amended) (the TCPA 1990) for the amendment of Condition 2 of Planning Permission 143192/FO/2025 – for Installation of 1no. door, extract flue and roof plant at Redfern Building, Redfern Street, Manchester, M4 4AH.

Background

Full Planning Permission was granted for the above-mentioned development on the 7th of August 2025 (Application Reference: 143192/FO/2025). The Decision Notice is attached as Appendix 1.

Non-material amendment sought

As part of the original proposal the extract flue which would enable odour extraction from the unit was approved to be situated within the property's lightwell.

Following further inspection of the building it has been confirmed that there is enough space within the existing flue stack to accommodate the extract flue for the proposed commercial unit and as such is no longer required to be installed.

It is therefore proposed that the following approved plan is required to be removed from **Condition 2**:

- Lightwell Elevations Proposed Plan (drawing reference: 7266-SRA-XX-XX-DR-A-20828 Rev P02

As discussed via email on the 15th of May 2026 the nature of the changes are deemed non-material in nature in the overall context of the full planning permission which you have agreed.

A separate Section 19 application has also been lodged to remove **Condition 7** of the listed building consent and also to remove the plan listed at **Condition 2**, ensuring both FULL and LBC applications align.

Application documentation

This non-material amendment application comprises:

1. completed S.96A non-material amendment Application Form; and
2. this explanatory covering letter;

Application fee

The requisite fee of £400.00 (including the service charge for the Planning Portal) has been paid.

We look forward to receiving formal receipt and validation of this application.

Should anything require further explanation please contact me on the above details.

Yours sincerely,

Harriet Westwood MRTPI
Senior Planner
ID Planning
[redacted]

Enclosures: As detailed above