MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Part of the former Central Retail Park

Address Line 1

Great Ancoats Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 6DJ

Description of site location must be completed if postcode is not known:

Easting (x)

385048

Northing (y)

398433

Description

The Application Site bounded by Great Ancoats Street to the south, the Rochdale Canal and associated towpath to the west, Co-op Academy primary school and Cotton Field Park to the north and the remainder of the Former Central Retail Park SRF area to the east.

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Government Property Agency

Address

Address line 1

C/o Agent

Address line 2

.

Address line 3

.

Town/City

.

County

.

Country

.

Postcode

M3 7FB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

John

Surname

Cooper

Company Name

Deloitte LLP

Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M3 7FB

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [x] Yes
- [ ] No
- [ ] Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Suite 12b, Manchester One

Address Line 2:
53 Portland Street

Town/City:
Manchester

Postcode:
M1 3LD

Date notice served:
09/07/2026

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Borron Street,

Address Line 2:

Town/City:
Stockport

Postcode:
Sk1 2JD

Date notice served:
09/07/2026

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
9th Floor Cobalt Square

Address Line 2:
83-85 Hagley Road

Town/City:
Birmingham

Postcode:
B16 8QG

Date notice served:
09/07/2026

Name of person notified:

***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
PO Box 352, Town Hall

Address Line 2:
Albert Square

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served:
09/07/2026

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Corporate Control, Level 14

Address Line 2:
Civic Centre, West Street

Town/City:
Oldham

Postcode:
OL1 1QJ

Date notice served:
09/07/2026

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park)

Reference number

141607/FO/2024

Date of decision

21/02/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please refer to covering letter

Please state why you wish to make this amendment

Please refer to covering letter.

Are you intending to substitute amended plans or drawings?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Manchester Digital Campus - Enabling Works Phase

Date (must be pre-application submission)

07/07/2026

Details of the pre-application advice received

Email correspondence from case officer to agree scope and format of application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Matthew Lam

Date

09/07/2026