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 142764/FO/2025 for elevational alterations to windows.

Location:

23 Radium Street Manchester M4 6AY

Application reference:

OTH-2026-000816

Applicant:

Shimla Enterprises Ltd

Date of application:

26 June 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 configuration of the approved windows under condition 4 attached to Planning Permission 142764/FO/2025 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 142764/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142764/FO/2025 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

4) The windows hereby approved shall be implemented in accordance with the side hung outward opening windows as shown within Drawing Window Plans x16 received by the City Council as Local Planning Authority on 26 June 2026. This includes the following details:

- Side hung outward openable windows
- Window Specification: Alunet ALUNA+ Standard
- Outer frame is 29mm
- Opening sash is 50mm
- Total visible profile is 79mm (including frame and openable sash)

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Date: 13 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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