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 conditions 1 (Definitions) and 54 (Boundary treatment school) attached to Planning Permission 141607/FO/2024 as amended by 145162/NMC/2026, to allow for phased enabling works.

Location:

Part of the former Central Retail Park Great Ancoats Street Manchester M4 6DJ

Application reference:

OTH-2026-000975

Applicant:

Government Property Agency

Date of application:

09 July 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 amendments relate to amendment to conditions 1 (Definitions) and 54 (Boundary treatment school) attached to Planning Permission 141607/FO/2024 as amended by 145162/NMC/2026, to allow for phased enabling works.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

It should be noted that this decision does not supersede the decision notice attached to planning permission 141607/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 141607/FO/2024 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) In this permission, the following definitions are applicable:

- Enabling Phase 01: to include site set up (erection of hoardings, siting of cabins and securing of the site and vegetation clearance), above ground demolition, ground remediation, disconnection of services, gas main relocation, reduce level dig

(including archaeological works and culvert investigations), highway improvement works or other associated works of the development.

- Enabling Phase 02: erection of permanent boundary treatments to the school and Rochdale Canal.

- Construction Phase: to include the building of the North and South Building including associated hard and soft landscaping, public realm and other associated works of the development.

Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

54) Prior to the commencement of the Enabling Phase 02 (save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance)), details of the siting, scale and appearance of boundary treatment to the school and canal shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Date: 31 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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