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 Planning Permission referenced 135454/JO/2022 (Phase 2) to allow the realignment of the retaining wall along the maintenance path, the installation of an access staircase to facilitate maintenance operations, the addition of a small grasscrete area between Units 4 and 5 and the relocation of the Unit 4 waste store.

Location:

Former Mather & Platt Foundry Grimshaw Lane Manchester M40 2BA

Application reference:

OTH-2026-001060

Applicant:

Mr Ian Murray Canmoor (Manchester) Ltd.

Date of application:

17 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 the realignment of the retaining wall along the maintenance path, the installation of an access staircase to facilitate maintenance operations, the addition of a small grasscrete area between Units 4 and 5 and the relocation of the Unit 4 waste store to the opposite side of the service yard.

It should be noted that this decision does not supersede the decision notice attached to planning permission 135454/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135454/JO/2022 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:

Drawings referenced PL1251-C, PL1255-C, PL1014-C, PL1054-C, PL1074-D, PL1084-D and PL1124-E, received by the City Council as Local Planning Authority on 22 November 2023.

Drawings referenced PL1001A, PL1218A, 205229/AT/N01/D and 205229/AT/N02/D, received by the City Council as Local Planning Authority on 12 December 2022.

Drawing 20-93-05H, stamped as received by the City Council, as Local Planning Authority on 25 August 2021.

Drawings referenced PL1081C, PL1083A, PL1085B, PL1101C, PL1103A, PL1104B, PL1105B, PL1111C, PL1113A, PL1114A, PL1115B, PL1122C -A1, PL1123A and PL1125C D received by the City Council, as Local Planning Authority 13 August 2021.

Drawings referenced PL1202, PL1203, PL1011B, PL1012A, PL1013, PL1051B, PL1052A, PL1071C, PL1073, PL1075A, PL1201, PL1205, PL1207 and PL1053 received by the City Council, as Local Planning Authority 7 February 2021.

Drawings referenced PL1250 and PL1254A relating to the proposed phasing, received by the City Council on 14 November 2022 and 11 January 2023;

Drawings referenced 205229-AT-N01 RevD and 205229-AT-N02 RevD, received by the City Council on 11 January 2023.

Drawings referenced PL1003-R Proposed Site Plan, PL1004-I Site Block Plan, PL1005-I Proposed Fence Line Drawing, PL1007-A Waste Management and Collection Plan, PL1206-B Proposed Site Sections CC, DD & EE, received by the City Council as Local Planning Authority on 17 July 2026.

- Soft Landscape proposals by BEA Landscape drawing ref 20-93-05C

- Soft Landscape proposals Phase 1 by BEA Landscape drawing ref 20-93-07

- Soft Landscape proposals Phase 2 by BEA Landscape drawing ref 20-93-10

- Tree Survey Report By BEA Landscape RevA ref 2093/EH/TR001A dated 06/02/21

- Tree survey plan by BEA Landscape ref 20-93-01C

- Tree Constraints Plan 20-93-02B

- Tree retention plan by BEA Landscape ref 20-93-03C

- Tree retention plan Phase 1 by BEA Landscape ref 20-93-08

- Tree retention plan Phase 2 by BEA Landscape ref 20-93-11

- Tree protection plan by BEA Landscape ref 20-93-04A

- Tree protection plan Phase 1 by BEA Landscape ref 20-93-09

- Tree protection plan Phase 2 by BEA Landscape ref 20-93-12

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

Date: 10 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

MANCHESTER CITY COUNCIL

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Applicant:

Mr Ian Murray Canmoor (Manchester) Ltd.

Date of application:

17 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:

Following an assessment of the details submitted, 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 significant or material alteration to the host planning permission.

It should be noted that this decision does not supersede the decision notice attached to planning permission 135454/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135454/JO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

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