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Manchester City Council Planning Department
Michael Pearson
Planning, Growth and Development
Manchester City Council
PO Box 532
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12th August 2026

Dear Michael,

Application for Non-Material Amendment - 145084/FO/2026

We write to request a non-material amendment to the above planning permission, relating to the timing of the requirements set out within Pre-commencement Condition 4.

> *Condition 4 – Pre Commencement (Outline)*
>
> *Prior to the commencement of the development, final details and material samples of the making good of the side elevation of the Sandra Burslem Building, as shown on drawing no.103040-HBA-YY-ZZ-DR-A-080201 Rev P05 (Received 07/04/2026), shall be submitted to and approved in writing by the Local Planning Authority. The making good works shall proceed in accordance with the approved details and be implemented as part of the development.*

The proposed amendment seeks to transfer the requirement for approval of the Sandra Burslem building façade cladding materials and details from Pre-commencement Condition 4 so that it is instead addressed through Condition 3, which is to be discharged during the construction phase.

> *Condition 3 – During Construction (Outline)*
>
> *Within 6 months of commencement of the development hereby approved, the following shall be submitted for approval in writing by the Local Planning Authority:*
>
> *i) samples and specifications of all materials to be used on all external elevations of the retained All Saints West Library Building and new stair core extension, hereby approved, including window detail, door detail, and sample panel (see limb ii);*
> *ii) production and approval of full sized sample panels in accordance with drawing no. 103040-HBA-YY-ZZ-DR-A-080950 Rev P04 and for a strategy for quality control management.*
>
> *The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.*
>
> *The development shall be carried out in accordance with the approved details.*

The proposed amendment is intended solely to alter the timing of compliance with the condition to align with the construction program. It does not seek to amend the substantive requirement for the façade cladding materials to be submitted to and approved by the Local Planning Authority, nor does it alter the approved development or the design intent of the scheme.

The amendment is requested to allow the works to commence whilst retaining appropriate control over the detailed specification and appearance of the façade cladding materials and also allow for procurement of required samples. The information required under the condition would continue to be submitted to, and agreed with, Manchester City Council Planning Department at an appropriate stage prior to installation of the relevant materials in line with the timescales agreed under Condition 3.

We consider that the proposed amendment is non-material, as it would not result in any change to the character, appearance, scale or use of the development, nor would it alter the impacts of the development on neighbouring properties or the wider area. Manchester City Council Planning Department would retain the same level of control over the proposed façade cladding materials; only the timing of their approval would change.

We therefore respectfully request that the Local Planning Authority approve the proposed non-material amendment to allow the requirement currently contained within Pre-commencement Condition 4 to be dealt with as part of Condition 3 during the construction phase.

Should you require any further information or clarification in relation to this request, please do not hesitate to contact me.

Yours sincerely,



Sam Beddingfield