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 Change to planning permission reference 143419/JO/2025 to allow increase in external floor levels of +100mm, area increase by 3%, roof plan updates following detailed design of PV and Rooflights arrangement, External Wall Louvres added and alterations to boundary treatments
and hard landscaping finishes.

Location:

Walkers Of Manchester Crabtree Lane Manchester M11 4GU

Application reference:

OTH-2026-001083

Applicant:

Chancerygate Manchester Ltd

Date of application:

20 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 revisions to the approved scheme are related to :

-an increase the external levels across the site by 100mm, and to increase the overall GEA (Gross external area) from the originally approved 5,535.6 sq.m. to 5,701.7 sq.m.

- revision to the location rooflights to accommodate the arrangement of PV required on the roof area.

- defined the location / extent of PV on the roofs.

-incorporation of small extract louvre to the proposed elevations , coloured to match the surrounding cladding colour.

- minor alignment changes to fence positions along the perimeter, together with the installation of 2 personnel gates east and north of unit 4; and one gate east of unit 5, for access for cleaning / maintenance; and two further 2 personnel gates to the south of the substation (south-west corner of the application boundary) to accommodate access and maintenance.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the commercial development, or the visual and residential amenity of the residential property and commercial properties in proximity to the site. The

revisions would also not adversely affect parking and servicing arrangements for the development.

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 significant material alterations to the planning approval.

It should be noted that this decision does not supersede the decision notice attached to planning permission 143419/JO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143419/JO/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

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Topographical Survey ref: 47333_T rev.0

Site Constraints Plan ref: 23168-UMC-XXXX-SI-DR-A 0501 rev.P04

Site Location Plan ref: 23168-UMC-XXXX-SI-DR-A 0502 rev.P04

Existing Site Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0503 rev. P04

Demolition Site Plan ref: 23168-UMC-XXXX-SI-DR-A 0503 rev.P03

Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P05

Site Sections Plan ref: 23168-UMC-XXXX-SI-DR-A 0610 rev.P2

Proposed cycle storage Plan ref: 23168-UMC-XXXX-SI-DR-A 0702 rev.P03

Proposed substation Plan ref: 23168-UMC-XXXX-SI-DR-A 0703 rev.P03

Proposed waste strategy Plan ref: 23168-UMC-XXXX-SI-DR-A 0704 rev.P02

Unit 1 -4 Building and office plan ref:23168-UMC-01-DR-A 1001 rev.P3

Unit 1 -4 Roof plan ref: ref: 23168-UMC-01-DR-A 1002 rev.P2

Unit 1 -4 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1301 rev.P1

Unit 5 Building and office plan ref: 23168-UMC-01-DR-A 1011 rev.P3

Unit 5 Roof plan ref: ref: 23168-UMC-01-DR-A 1012 rev.P2

Unit 5 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1302 rev.P1

Unit 6 -9 Building and office plan ref:23168-UMC-01-DR-A 1021 rev.P3

Unit 6- 9 Roof plan ref: ref: 23168-UMC-01-DR-A 1022 rev.P2

Units 6 -9 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1303 rev.P1

Design and Access Statement revision A December 2023

Air Quality Assessment ref: 572948.0001 r.1 dated December 2023

Biodiversity Enhancement Management Plan rev. 02 dated 12.12.2023

Biodiversity Net Gain Design Stage Assessment rev. 01 dated 12.12.2023

Crime Impact Statement Version B :06.12.2023 Ref: 2023/0548/CIS/01

Energy and Sustainability Statement ref: 6624-CBC-HR-RP-S-001-P03 dated November 2023 External Impact Lighting Assessment ref: 6624-CBC-OR-RP-E-001 rev.02 Dated December 2023

Framework Construction Management Plan rev.01 dated December 2023

Phase 1 Desk Based Geo-Environmental and Geotechnical Site Assessment ref: 546629.0000.0000 July 2023

Planning Statement dated 20 December 2023

Flood Risk Assessment ref: 23-026-I&L December 2023 (Notwithstanding the Proposed Drainage Strategy Layout (Drawing no. 23-026-I&L_D00_P1) contained in Appendix D) Transport Statement ref: 327475 dated December 2023

Framework Travel Plan ref: 327475 dated December 2023

Electric Vehicle Charging Specification - Sevadis Maxi Charger Pillar

Refuse Vehicle Swept path analysis plan ref: J32-7475-PS-005

Noise Impact Assessment: 572948.0001 r.1 dated December 2023

Arboricultural Impact Assessment rev.02 dated December 2023

Preliminary Ecological Assessment rev.03 dated December 2023

Received 27th December 2023

Waste Management Proforma and Site Access Junction plan ref: J32-7475-PS-002 rev.A received 4th January 2024

Biodiversity Net Gain Metric Version 2 received 1st February 2024.

Intrusive Geoenvironmental and Geotechnical Site Assessment report ref: 546629.001.0000 dated July 2023 Received 5th February 2024.

Remediation Strategy and Verification Plan. Reference 546629.0004.0000. Dated 16 February 2024.

Technical Note - Air Quality Additional Information. Reference 572948.tn1. Dated 20 February 2024.

Technical Note - Noise Additional Information. Reference 572948.tn1. Dated 20 February 2024 Received 27th February 2024

Supplementary Geo-environmental and Geotechnical Site Assessment Reference 546629.0002.0000 dated 2nd February 2024; and Asbestos in Soils Management Plan reference 546629.0003.0000 dated 2nd February 2024 received 18th March 2024

Proposed Boundary Treatments Plan ref: 23168-UMC-XXXX-SI-DR-A 0701 rev.P06 received 21st March 2024

Technical Note - Noise Additional Information. Reference 572948.t 2. 1. Dated 9th April 2024 Received 10th April 2024

Soft landscaping hand pit dug locations (in connection with ground conditions) plan ref: 546629.0004 Fig 4 rev.P01 received 11th April 2024.

General Arrangement Plan ref:UG_2066_LAN-GA-DRW _101 rev.T2 received 15th April 2024

AS AMENDED BY:

Content of planning agent email dated 15th May 2025

Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P31

Site Access Junction plan ref: J32-7475-PS-002 rev.D

16.5m HGV Swept Path Analysis plan ref: J32-7475-PS-003 rev.C

10m Rigid Vehicle Swept Path Analysis plan ref: J32-7475-PS-004 rev.C

Refuse Vehicle Swept Path Analysis plan ref: J32-7475-PS-005

Large Car Vehicle Swept Path Analysis plan ref: J32-7475-PS-007 Received 23rd May 2025 Large Car Vehicle Swept Path Analysis plan ref: J32-7475-PS-008 received 27th May 2025 AS

AS AMENDED BY:

Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A-0601 rev. P38

Units 1-4 roof plan ref: 23168-UMC- 01-R1-DR-A-1003 rev.P25

Units 1-4 building elevations plan ref: 23168-UMC- 01-XX-DR-A-1301 rev.P29

Unit 5 roof plan ref: 23168-UMC- 05-R1-DR-A-1012 rev.P16

Unit 5 building elevations plan ref: 23168-UMC- 05-XX-DR-A-1302 rev.P19

Units 6-9 roof plan ref: 23168-UMC- 06-R1-DR-A-1022 rev.P16

Units 6-9 building elevations plan ref: 23168-UMC- 06-XX-DR-A-1303 rev.P17

Boundary treatment plan ref: 23168-UMC-XXXX-SI-DR-A-0701 rev.P24

Site Finishes plan ref: 23168-UMC-XXXX-SI-DR-A-0707 rev.P14

Site Sections plan ref: 23168-UMC-XXXX-SI-DR-A-0610 rev.P18

Levels & External Works plan ref: 23-026-I&L-G02 rev. C2

Received 20th July 2026

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 (2012).

2) a) Electric vehicle charging points shall be implemented in the locations shown on Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P38 and specifications on Electric Vehicle Charging Specification - Sevadis Maxi Charger Pillar.

b) Prior to occupation of the development, the electric vehicle charging points shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

3) The car parking indicated on the approved on Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P38 shall be surfaced, demarcated and made available for use prior to the units, hereby approved being occupied. The car parking shall then be available at all times whilst the units are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the buildings are occupied, pursuant to policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

4) The cycle storage facilities shall be implemented in accordance with the locations as shown on the approved Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev. P38 and Proposed cycle storage plan ref: 23168-UMC-XXXX-SI-DR-A 0702 rev. P03 (including the provision within each of the units hereby approved), prior to the proposed units being brought into use, and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

5) The boundary treatment scheme for the development shall be implemented in accordance with Proposed Boundary Treatments Plan ref: 23168-UMC-XXXX-SI-DR-A 0701 rev.P24 received 20th July 2026. The approved scheme shall be implemented in full before the units hereby approved are first occupied and retained as such thereafter.

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 in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to

Development in Manchester Supplementary Planning Document and Planning Guidance.

6) The permission hereby granted relates to a maximum of gross external floorspace of 5,701.7 sq.m. of commercial floorspace, including Classes E(g) (iii) B2 and B8) uses.

Reason -To ensure that the development is carried out in accordance with policies EC2 and EC5 of the Manchester Core Strategy (2012).

Date: 01 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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