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 2 (Specified Plans) and 4 (Materials) attached to Planning Permission 144835/FO/2025 to allow for amendment in setting out and materials.

Location:

Crawford House Booth Street East Manchester M13 9SS

Application reference:

OTH-2026-001443

Applicant:

Simon Connolly University of Manchester

Date of application:

25 August 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 will result in change to the design layout and material alterations in relation to buildability and sourcing of matching materials. 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 144835/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144835/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

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

-Demolition & Alterations Ground Floor: UMC-WMA-XX-00-DR-A-02-001 Rev P03

-Demolition & Alterations Reflected Ceiling Plan: UMC-WMA-XX-00-DR-A-02-002 Rev P04

-General Arrangement Ground Floor Plan Proposed: UMC-WMA-XX-00-DR-A-10-100 Rev P01.

-Demolition & Alterations First Floor (Concourse) Proposed: UMC-WMA-XX-01-DR-A-02-003 Rev P03

-General Arrangement First Floor Plan (Concourse) Proposed: UMC-WMA-XX-01-DR-A-10-101 Rev P01.

-Safety Netting - Setting Out Information: UMC-WMA-XX-RL-DR-A-27-001 Rev P04

-Stairway 02 Setting Out Information: UMC-WMA-XX-ZZ-DR-A-39-002 Rev P05

-Crawford House Safety Alterations - Design and Access Statement, prepared by Wilson Mason Revision 02

Received by the Local Planning authority on 23 December 2025.

-Stairway 01 Setting Out Information: UMC-WMA-XX-ZZ-DR-A-39-001 Rev P010

Received by the Local Planning Authority on 25 August 2026.

Reason: To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) The materials used in the external surfaces of the development hereby approved shall be as follows:

- Brick: Michelmersh Blockleys Black Wirecut

- Render: K Rend Silicone Roughcast White

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Date: 22 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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