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 145125/FO/2026 for relocation of door on the rear East elevation moved to the South, replacement of door to the front South elevation with glazing, replacement of central door on front West elevation with Bi-fold type door arrangement, omission of single door on South elevation to Hale Top and replacement with solid wall with tiled finish.

Location:

10, 12 & 14 Hale Top Manchester M22 5RN

Application reference:

OTH-2026-001585

Applicant:

Muse Places and Manchester City Council

Date of application:

08 September 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 details of the proposed amendments involve amendments relocation of door on the rear East elevation moved to the South, replacement of door to the front South elevation with glazing, replacement of central door on front West elevation with Bi-fold type door arrangement, omission of single door on South elevation to Hale Top and replacement with solid wall with tiled finish.

It should be noted that this decision does not supersede the decision notice attached to planning permission 145125/FO/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 145125/FO/2026 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:

Documents:

-Application Form, received by the City Council as Local Planning Authority on 5 February 2026.

-Supporting Information- Heat Pumps Specification, ref: MSZ-LN R32, received by the City Council as Local Planning Authority on 17 March 2026.

-Correspondence- ASHP Model Confirmed by Agent, received by the City Council as Local Planning Authority on 17 March 2026.

-Correspondence- Description of Development Amendment, received by the City Council as Local Planning Authority on 26 March 2026.

-Design & Access Statement, received by the City Council as Local Planning Authority on 26 March 2026.

Drawings:

-Location Plan, numbered 18705-IFD-FH-ZZ-D-A-202001,

-Proposed- Façade Bay & Canopy Detail, numbered 18705-IFD-FH-XX-D-A-220202,

-Proposed- Elevation (North), numbered 18705-IFD-FH-XX-D-A-220301,

All above received by the City Council as Local Planning Authority on 5 February 2026.

Approved through current non-material change application (ref: OTH-2026-001585):

-Proposed- Elevations, Floor Plans, Sections & Location Plan, numbered 18705-BAR-ZZ-ZZ-D-A-050100 REV P01, received by the City Council as Local Planning Authority on 8 September 2026. (Eastern, Southern and Western Elevations)

-Proposed- Rear (Eastern) Elevation of Foodhall, numbered 18705-BAR-ZZ-ZZ-D-A-050101_P01, received by the City Council as Local Planning Authority on 23 September 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.

Date: 25 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

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Application reference:

OTH-2026-001585

Applicant:

Muse Places and Manchester City Council

Date of application:

08 September 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, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual

amenity of nearby occupiers.

It should be noted that this decision does not supersede the decision notice attached to planning permission 145125/FO/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 145125/FO/2026 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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