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 condition 2 (Specified Plans) attached to Planning Permission 145035/FO/2026 to allow for rooftop plant and M&E reconfiguration.

Location:

1 St James's Square Manchester M2 6DN

Application reference:

OTH-2026-001550

Applicant:

Sophie Bailey

Date of application:

04 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 proposal seeks to amendment the wording of Condition 2 (Specified Plans) to accommodate changes to the roof layout including plant equipment and enclosure.

Following an assessment of the details submitted, it is confirmed 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 have no material impact upon the previously approved development and the works would not adversely affect visual and residential amenity nor have any significant material impact on the overall quality of the development.

It should be noted that this decision does not supersede the decision notice attached to planning permission 145035/FO/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 145035/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

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

- Drawing: NHS011-PEV-ZZ-00-D-A-4110 P02 (Received 30 September 2026)

- Drawing: NHS011-PEV-ZZ-00-D-A-9120 (Received 26 January 2026)

- Drawing: NHS011-PEV-ZZ-00-D-A-9410 (Received 26 January 2026)

- Drawing: NHS011-PEV-ZZ-RF-D-A-9130 P02 (Received 4 September 2026)

- Drawing: NHS011-PEV-ZZ-ZZ-D-A-9310

- Drawing: NHS011-PEV-ZZ-RF-D-A-1250 (Received 2 February 2026)

- Drawing: NHS011-PEV-ZZ-ZZ-D-A-5500 (Received 2 February 2026)

- Drawing: NHS011-PEV-ZZ-00-D-A-4110 (Received 2 February 2026)

- Drawing: NHS011-PEV-ZZ-00-I-A-9500 (Received 26 January 2026)

- Document: Planning Statement, prepared by Pick Everard (Received 26 January 2026)

- Document: Plant Noise Impact Assessment, prepared by Sol Acoustics (Received 26 January 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.

Date: 02 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA