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 (Plans and Documents) attached to planning permission 144411/FO/2025 to facilitate external alterations.

Location:

Norfolk House Norfolk Street Manchester M2 1DH

Application reference:

OTH-2026-001879

Applicant:

ProjectCo Sub 2024

Date of application:

06 October 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 relate to planning permission 144411/FO/2025 to make elevational alterations.

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 144411/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144411/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 shall be carried out in accordance with the following additional plans:

Proposed Norfolk Street Elevation - 12049-EPR-XX-EA-DR-A-04-0098-P06

Proposed New Market Lane Elevation - 12049-EPR-XX-NO-DR-A-04-0099-P06

Proposed Brown Street Elevation -12049-EPR-XX-SO-DR-A-04-0100-P07

Proposed Pall Mall Elevation - 12049-EPR-XX-WE-DR-A-04-0101-P05

Proposed Ground Floor - 12049-EPR-XX-GF-DR-A-02-0100-P09

Received by the City Council, as Local Planning Authority, on the 6 October 2026

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Date: 19 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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