

Our Ref: 72724  
Your Ref:  
Date: 30 January 2026  
Please ask for: Helen Pressley  
Direct Line: 0161 253 5277  
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Mr Chris Butt  
The Planning Bureau Ltd  
Unit 1 Edward Court  
Altrincham Business Park  
Broadheath  
Altrincham, Cheshire  
WA14 5GL

Dear Mr Butt

Proposal: Non-material amendment following grant of planning permission 70484 (Demolition of existing hotel building and erection of a block of 52 no. retirement living apartments including communal facilities, landscaping and car parking provision); reduction in size and massing of apartment block; reduction in the number of balconies proposed.

Location: Site of Former Fairways Lodge Hotel, George Street, Prestwich, M25 9WS

**Non Material Minor Amendment under Section 96A(4) of the Town and Country Planning Act 1990.**

This application has now been considered by this Authority and we **approve** the proposal which should now be completed in accordance with the plans and specifications and conditions in the original approved application as amended by the details submitted.

**Reason for Approval**

- 1 The proposed amendments would not impact adversely on the design of the proposed development or the amenity of the neighbouring users. Therefore, the proposal would still be in accordance with the overall principles in terms of the approved application 70484 and the policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

**The Development Management Team**