

Planning

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Mr Daniel Tomlinson
GWP Architecture
1 Lidgett Lane
Leeds
LS8 1PQ

Date: 1 March 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 132867/NMC/2022

Description: Non-material amendment to planning permission 125474/FO/2019 involving the removal of set back detailing to the side and rear elevations of previously approved house types.

Location: Land Adjacent To Mayton Street, Manchester, M11 2AN

I refer to your application for a non-material amendment to planning permission reference 125474/FO/2019.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 125474/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125474/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

- 1) The details of the proposed amendments to the side and rear elevations of approved house types involving the omission of 10 mm deep recesses to window detailing.
- 2) 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 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 or residential amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved subject to the following conditions.

- 3) The development hereby approved shall be carried out in accordance with the following drawings and documents (references to be included) and stamped as received by the City Council on: 5 November 2019, 29 November 2019, 9 January 2020, 31 January 2020 and 1 February 2022:

Application forms for a non-material amendment following a grant of planning permission
 Site Location Plan - 1914-GWP-01-01-DR-A-(PA) 0001 Rev P01
 Site Topographical Survey - 1914-GWP-01-01-DR-A-(PA) 0002 Rev P01
 Proposed Site Plan - 1914-GWP-01-01-DR-A-(PA) 0003 Rev P03
 Plot Boundaries and Sectionals - 1914-GWP-01-01-DR-A-(PA)-0004 Rev P03
 Footpath Diversions & Closures & Adoptions - 1914-GWP-01-01-DR-A-(PA)-0005 Rev P03
 Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P02
 Bike Storage - 1914-GWP-01-01-DR-A-(PA)-0008 Rev P01
 External Space / Landscaping - 1914-GWP-01-01-DR-A-(PA)-0009 Rev P03
 Boundary Treatment - 1914-GWP-01-01-DR-A-(PA)-0010 Rev P03
 Fencing and Brick Wall Details - 1914-GWP-01-01-DR-A-(PA)-0011 Rev P02
 Waste Management Strategy - 1914-GWP-01-01-DR-A-(PA)-0012 Rev P03
 Proposed Landscape and Urban Realm Improvements - 1914-GWP-01-01-DR-A-(PA)-0013 Rev P01
 Street Lighting - 1914-GWP-01-01-DR-A-(PA)-0014 Rev P01
 Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0021 Rev P02 (1 of 2)
 Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0022 Rev P02 (2 of 2)
 As amended by:
 Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05
 Architectural Drawings - Block B - 1914-GWP-01-ZZ-DR-A-(00)-0012 Rev C05
 Architectural Drawings - Block C - 1914-GWP-01-ZZ-DR-A-(PA)-0013 Rev C05
 Architectural Drawings - Block D - 1914-GWP-01-ZZ-DR-A-(PA)-0014 Rev C06
 Architectural Drawings - Block E - 1914-GWP-01-ZZ-DR-A-(PA)-0015 Rev C05
 Architectural Drawings - Block F - 1914-GWP-01-ZZ-DR-A-(PA)-0016 Rev C05
 Architectural Drawings - Block G - 1914-GWP-01-ZZ-DR-A-(PA)-0017 Rev 05
 Architectural Drawings - Block 8 - 1914-GWP-01-ZZ-DR-A-(PA)-0018 Rev C05

 Architectural Drawings - Block 9 - 1914-GWP-01-01-DR-A-(PA)-0059 Rev P01
 Architectural Drawings - Block 10 - 1914-GWP-01-01-DR-A-(PA)-0060 Rev P01
 Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P01
 Typical 3B/4P House Layout 1914-GWP-01-01-DR-A-(PA)-0072 Rev P01
 3-D Site View (From BIM) - 1914-GWP-01-01-DR-A-(PA)-0030 Rev P03
 Renders (From BIM) - 1914-GWP-01-01-DR-A-(PA)-0031 Rev P03
 Response to Planning Comments - (ref 125474/FO/2020) for One Manchester by Eco Res/ GWPA Ref: (299)1914-GWP-01-XX-PP-A-1B-Response Rev P01
 Tree Survey and Root Protection Area Ref: 6039a.01B
 Mayton Street Tree Survey Report (Revision B) by TBA Landscape Architects dated August 2019 Ref: PD/6039b/TSR/Rev B/AUG19 (Revised November 2019)
 Design and Access Statement for One Manchester - Mayton Street by Eco Res/ GWPA Ref: (299)1914-GWP-01-XX-PP-A-1B-D&A Rev P02 dated 27 November 2019
 Energy Statement, Mayton, PA1422 Rev A dated November 2019 by TACE and stamped as received by the City Council, as Local Planning Authority, on 15 November 2019
 Preliminary Ecological Appraisal at land off Thames Close
 Manchester Greater Manchester M11 2FG Ref: UES02679/01 by United Environmental Services Ltd dated 4 September 2019
 Air Quality Assessment - Mayton Street, Beswick for One Manchester Reference: 3049-2r1 by Redmore Environmental dated: 30th August 2019
 Proposed residential development at Mayton Street in Openshaw, Manchester (23 affordable dwellings) Transport Statement by VTC (Highway & Transportation Consultancy) dated 29 November 2019
 Crime Impact Statement: Mayton Street for: GWP Architecture Version A dated 7 November 2019 URN: 2019/0470/CIS/01
 Affordable Housing Statement for Mayton Street by One Manchester dated October 2019

Proforma for Planning Applications Waste Management Strategy dated 8 October 2019
Email for GWP Architecture confirming that doors provide the main front and rear access to each of authorised houses will achieve accessible thresholds in accordance with Building Regulations Part M (2) 2.20 d-i.

Letter to GWP Architecture from Druk Ltd relating to acoustic attenuation dated 9 January 2020

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 for the City of Manchester.

4) The development shall be implemented in accordance with the following materials and specifications, which shall be maintained in situ at all times thereafter.

Brickwork

Grey brick - Ibstock New Ivanhoe Cream
Red multi brick - Ibstock Ivanhoe Westminster
Feature glazed brick detail in light green- Ibstock Umbria

Roof

Red Weinberger TLE Rustic Roof tile
Grey Weinberger TLE Grey Roof tile

Frames

Windows - UPVC Anthracite Grey RAL 7016
Doors - UPVC Anthracite Grey RAL 7016

Doors - Light oak finish.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:

Proposed Site Plan - 1914-GWP-01-01-DR-A-(PA) 0003 Rev P03
Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0021 Rev P02 (1 of 2)
Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0022 Rev P02 (2 of 2)
As amended by:

Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05
Architectural Drawings - Block B - 1914-GWP-01-ZZ-DR-A-(00)-0012 Rev C05
Architectural Drawings - Block C - 1914-GWP-01-ZZ-DR-A-(PA)-0013 Rev C05
Architectural Drawings - Block D - 1914-GWP-01-ZZ-DR-A-(PA)-0014 Rev C06
Architectural Drawings - Block E - 1914-GWP-01-ZZ-DR-A-(PA)-0015 Rev C05
Architectural Drawings - Block F - 1914-GWP-01-ZZ-DR-A-(PA)-0016 Rev C05
Architectural Drawings - Block G - 1914-GWP-01-ZZ-DR-A-(PA)-0017 Rev 05
Architectural Drawings - Block 8 - 1914-GWP-01-ZZ-DR-A-(PA)-0018 Rev C05
Architectural Drawings - Block 9 - 1914-GWP-01-01-DR-A-(PA)-0059 Rev P01

Architectural Drawings - Block 10 - 1914-GWP-01-01-DR-A-(PA)-0060 Rev P01
Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P01
Typical 3B/4P House Layout 1914-GWP-01-01-DR-A-(PA)-0072 Rev P01
3-D Site View (From BIM) - 1914-GWP-01-01-DR-A-(PA)-0030 Rev P03
Renders (From BIM) - 1914-GWP-01-01-DR-A-(PA)-0031 Rev P03
Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P01
Typical 3B/4P House Layout 1914-GWP-01-01-DR-A-(PA)-0072 Rev P01

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Before the occupation of the development windows to bathrooms / wet rooms as so indicated on the approved drawings ref:

Proposed Site Plan - 1914-GWP-01-01-DR-A-(PA) 0003 Rev P03
Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0021 Rev P02 (1 of 2)
Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0022 Rev P02 (2 of 2)
As amended by:

Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05
Architectural Drawings - Block B - 1914-GWP-01-ZZ-DR-A-(00)-0012 Rev C05
Architectural Drawings - Block C - 1914-GWP-01-ZZ-DR-A-(PA)-0013 Rev C05
Architectural Drawings - Block D - 1914-GWP-01-ZZ-DR-A-(PA)-0014 Rev C06
Architectural Drawings - Block E - 1914-GWP-01-ZZ-DR-A-(PA)-0015 Rev C05
Architectural Drawings - Block F - 1914-GWP-01-ZZ-DR-A-(PA)-0016 Rev C05
Architectural Drawings - Block G - 1914-GWP-01-ZZ-DR-A-(PA)-0017 Rev 05
Architectural Drawings - Block 8 - 1914-GWP-01-ZZ-DR-A-(PA)-0018 Rev C05
Architectural Drawings - Block 9 - 1914-GWP-01-01-DR-A-(PA)-0059 Rev P01
Architectural Drawings - Block 10 - 1914-GWP-01-01-DR-A-(PA)-0060 Rev P01
Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P01
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Typical 3B/4P House Layout 1914-GWP-01-01-DR-A-(PA)-0072 Rev P01
shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Should you wish to discuss the matter further, please contact Carl Glennon using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing