

Planning

Sue Wills
Telephone: 0161 234 4524
sue.wills@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Joseph Smith
Triangle Architects
Raven House
113 Fairfield Street
Manchester
M12 6EL

Date: 24 February 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: 132833/NMC/2022

Description: Non material amendment to planning permission ref: 124229/FO/2019 to enable the substitution of the proposed cantilevered balcony to a juliet balcony with a metal railing design, with the installation of a canopy detail to the entrance doors; the substitution of the precast cill elements with soldier brick courses; minor alterations to window positions; revision to the bin store facility due to change in the construction method to a prefabricated 'Euroguard Combi' system, and revisions to the boundary treatment including the addition of brick buttresses, and trellis fence topping, and reduction of 300mm in height in relation to the metal railings.

Location: Land At Mayes Gardens, Manchester, M4 7FN

I refer to your application for a non-material amendment to planning permission reference 124229/FO/2019.

The proposed amendment relates to the removal of the proposed cantilevered balcony and substitution with a juliet balcony with a metal railing design, together with the installation of an additional canopy above the entrance door (where the cantilever balcony was previously located), to match the previously approved canopy over the other entrance door.

Other revisions include the substitution of the precast cill elements for additional soldier brick courses, together with minor alterations to window positions to suit setting out for modular construction; the creation of an extended bin store facility with a change to the materials to form the elevations of the bin store; and alterations to the boundary treatments, including the addition of brick buttresses to the approved boundary wall, the erection of a 1.5m wooden fence with 300mm trellis above to replace the 1.8m timber fencing, and a reduction in overall height of the metal railing boundary treatment to the Harrison Street frontage by 300mm to 1.8m in height.

Following an assessment of the details submitted, I can confirm 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 significant material impact upon the visual amenity of the buildings or on the amenity of any nearby properties.

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 124229/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 124229/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Site location plan 18-019 01
Design and Access Statement
Waste Management Proforma
UU Map
Arboricultural Implications Assessment
Arboricultural Method Statement
Ecology Report
stamped as received by the Local Planning Authority on the 15th July 2019

Drawing 18-019 02 Rev A
Drawing 18-019 03
Vehicle tracking drawing
stamped as received by the Local Planning Authority on the 8th August 2019

Drawing 18-019 04
stamped as received by the Local Planning Authority on the 3rd September 2019

AS AMENDED by :-
Drawing ref : 03 rev. A Bin Store
Drawing ref: 04 rev. B Boundary Treatments
Received 3rd February 2022.

Drawing ref: 02B Cottage Flat Proposal received 23rd February 2022.

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 Manchester.

7) The positions, heights, and type of boundary treatment around the development hereby approved shall be erected in accordance with the plan numbered 18-019 04 rev.B , received by the Local Planning Authority on the 3rd February 2022, and plan ref: 18-019 02 rev. B received received by the Local Planning Authority on the 23rd February 2022. The approved scheme shall be implemented in full before each particular property of each phase is first occupied and retained as such thereafter.

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 in order to comply with Policies SP1, EN1 and DM1 of the Core Strategy, and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

8) The development hereby approved shall be completed and occupied in accordance with Waste Management Strategy stamped as received by the Local Planning Authority on the 15th July 2019 and the drawings numbered 18-019 03 A and 18-019 04 rev.B ,

received by the Local Planning Authority on the 3rd February 2022. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy and guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing