

Planning

Jennifer Atkinson
Telephone: 0161 234 4517
jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Mike Mason
MCAU
Eastgate
2 Castle Street
Manchester
M3 4LZ

Date: 10 January 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: 132563/NMC/2021

Description: Non material amendment to planning permission referenced 130586/VO/2021 to allow minor increase in the size of ground floor plant room to north elevation of all 3 apartment blocks and alterations to the boundary fence-line to Plots 58 & 63 (side/rear) to accommodate 2no. hydrobrakes

Location: Silk Street, Newton Heath, Manchester, M40 1HE

I refer to your application for a non-material amendment to planning permission reference 130586/VO/2021.

The proposed seek to increase in the size of ground floor plant room to north elevation of all 3 apartment blocks and alterations to the boundary fence-line to Plots 58 & 63 (side/rear) to accommodate 2no. hydrobrakes

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 not result in any significant material alterations to the planning approval

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 130586/VO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130586/VO/2021 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 additional drawings:

02-001 Rev P06, 03-Apart-blk-01 Rev P05 and 90-010 Rev P03 stamped as received by the City Council, as Local Planning Authority, on the 21 December 2021

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.

11) The boundary treatment shall be carried out in accordance with drawing 1184-90-010 REV P03 stamped as received by the City Council, as Local Planning Authority, on the 21 December 2021.

The approved details shall be implemented as part of the development and be in place prior to the first occupation of development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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

17) The development hereby approved shall be carried out in accordance with the waste management profoma and drawing 1184-02-001 REV P06 stamped as received by the City Council, as Local Planning Authority, on the 21 December 2021.

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

22) Prior to the first occupation of the development hereby approved the car parking layout as indicated on drawing 1184-02-001 REV P06 stamped as received by the City Council, as Local Planning Authority, on the 21 December 2021, shall be surfaced, demarcated and made available. The approved car parking layout shall be implemented and thereafter retained and maintained.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

23) Prior to the first occupation of the development hereby approved, the 54 cycle spaces for the apartments shall be implemented and made available in accordance with 1184-02-001 REV P06 stamped as received by the City Council, as Local Planning Authority, on the 21 December 2021.

Prior to the first occupation of the dwellings, the siting, scale and appearance of a suitable cycle store for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle spaces shall be retained and maintained for as long as the development remains in use.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing