

Planning

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Mr Harvinder Randhawa
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Date: 18 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: 132810/NMC/2022

Description: Non-material amendment application to planning approval reference 125858/FO/2020 to allow amendments to paving type and relocation of the path to House Type C

Location: 28 Westdean Crescent, Manchester, M19 1DP

I refer to your application for a non-material amendment to planning permission reference 125858/FO/2020.

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

The proposed amendments relate to the repositioning of the path leading to the front entrance of the type C property and a change in the colour of the paving to be used.

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 125858/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125858/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

080419CP01 received 6 January 2020

2.02 revision H received 28 February 2022

2.03 revision E received 28 February 2022

2.04 revision C received 3 April 2020

2.05 revision C received 3 April 2020
2.06 revision B received 3 April 2020
2.08 revision A received 3 April 2020
Preliminary Risk Assessment by Worms Eye received 6 January 2020
Air Quality Assessment by Redmore Environmental reference 2887-2rl dated 2 July 2019 received 6 January 2020
Tree Survey by Ascerta dated November 2019 received 6 January 2020
Ecology Report by Ascerta dated October 2019 received 6 January 2019
Floodrisk Assessment by ADS Structural reference 19-4247/JM dated 21 August 2019 received 6 January 2020
Ground Survey received 6 January 2020
Waste Management Strategy received 6 January 2020
Transport Statement reference J324413 by Mode Transport Planning received 6 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.

Should you wish to discuss the matter further, please contact Dave Morris using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing