

Planning

Jennifer Connor
Telephone: 0161 234 4545
jennifer.connor@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mrs Anne Trumper
19 Elm Road
Manchester
M20 6XD

Date: 28 September 2021

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: 131518/NMC/2021

Description: Non Material Amendment to planning permission 121390/FO/2018 consisting of changes to the boundary treatment facing Elm Road (addition of a pedestrian gate and fencing).

Location: 17 Elm Road, Manchester, M20 6XD

I refer to your application for a non-material amendment to planning permission reference .

The proposed amendment relates to changes to the boundary treatment facing Elm Road (addition of a pedestrian gate and fencing).

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.

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

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

Boundary Treatments - front 001 P1

Received by the local planning authority dated 31 August 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.

Should you wish to discuss the matter further, please contact Jennifer Connor 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