

Planning

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Date: 15 November 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: 131737/NMC/2021

Description: Non-material amendments to planning permission reference 125654/FO/2019 to enable the inclusion of 2 louvre vents on each upper floor

Location: Church Inn , 84 Cambridge Street, Manchester, M15 6BP

I refer to your application for a non-material amendment to planning permission reference 125654/FO/2019.

The proposed amendment relates to the inclusion of 2 louvre vents on each upper floor.

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 125654/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125654/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 development hereby approved shall be carried out in accordance with the following drawings and documents:

AL(22)013 P03 NORTH ELEVATION
PL033 C NORTH ELEVATION
Location Plan 24 Sep 2021

Received by the local planning authority dated 24/09/2021

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.

2) The noise from the louvres shall be within the limits set out in the noise report associated with planning permission 125654/FO/2019. Prior to occupation a verification report shall be submitted to and approved in writing by the local planning authority confirming that works are in accordance with specified limits.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, 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', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing