



Planning

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Will Hannah
Turley
1 New York Street
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Date: 24 December 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: 132369/NMC/2021

Description: Non Material Amendment application to vary the wording of Condition 6 (Drainage) attached to planning permission 117847/FO/2017

Location: Car Park A, Cotton Lane, Manchester, M20 4UX

I refer to your application for a non-material amendment to planning permission reference 117847/FO/2017.

The details of the proposed amendments are:-

a) Amend the point at which the Tiered Car Park may be occupied/brought into use whilst retaining preclusion of the surface level parking until such time as details of the implementation of the related drainage infrastructure has been provided to the Council

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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 117847/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 117847/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The external car parking areas of the development hereby approved shall not be brought into use until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning

authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) Verification report providing photographic evidence of construction as per design drawings;
- b) As built construction drawings if different from design construction drawings;
- c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Core Strategy Development Plan Document.

Should you wish to discuss the matter further, please contact David Lawless 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