



Planning

Steven McCoombe
Telephone: 0161 234 4607
steven.mccoombe@manchester.
gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

James Berggren
EdgePlan
7 Charlotte Street
Manchester
M1 4DZ

Date: 7 October 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: 131768/NMC/2021

Description: Non material amendment to planning permission 119731/FO/2018 to allow the cladding panel next to the neighbouring building raised up to 1st floor level on the rear elevation together with an increased number of panel joints on all elevations on the ground floor.

Location: Cheshire Cheese Ph & Vacant Land (Formerly Nos 32-38), Oldham Road, Manchester, M4 5FE

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

The proposed amendments relate to minor elevational changes. Namely:

1. The cladding panel next to the neighbouring building raised up to 1st floor level on the rear elevation, which is a 535mm increase in the cladding height; and
2. An increased number of panel joints on all elevations on the ground floor.

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 have any significant, material or detrimental impact upon surrounding amenity or the character, appearance and function of the host building or conservation area.

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:

Drawings numbered 502/P4, 608/P1, 609/P1, 610/P1, 511/P4, 512/P4, 613/P1, 614/P1, 615/P1, 521/P3 and 522/P3 received by the City Council as Local Planning Authority on 16 August 2018, drawing numbered 507/P5 (as result of a non material amendment referenced 128521/NMC/2021) received by the City Council as Local Planning Authority on 6 November 2020 and drawings numbered 516/P5 517/ P5 and 518/P5 (as part of the current non material amendment referenced 131768/NMC/2021), received by the City Council as Local Planning Authority on 29 September 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 Steven McCoombe 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