

Planning

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Date: 8 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: 131906/NMC/2021

Description: Non material amendment to planning permission 129393/VO/2021 to allow reconfiguration of road widths, landscaping scheme and repositioning of plot D

Location: Land Bound By Rochdale Road, Shellard Road, Harrowby Drive, Johnny King Close, Thornton Street North, Stretton Close And Marston Street, Manchester, M40 7UZ

I refer to your application for a non-material amendment to planning permission reference 129393/VO/2021.

The proposed to allow reconfiguration of road widths, landscaping scheme and repositioning of plot D

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 result in any significant material alterations to the planning approval.

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 129393/VO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 129393/VO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following additional drawings:

1994-EXA-00-GF-DR-L-100 Rev D, 1994-EXA-00-GF-DR-L-102 Rev A, 1994-EXA-00-GF-DR-L-103 Rev B, 1994-EXA-00-GF-DR-L-104 Rev B, 1994-EXA-00-GF-DR-L-203 Rev B, 1994-EXA-00-GF-DR-L-300 Rev B, 1994-EXA-00-GF-DR-L-301 Rev A, 1994-EXA-00-GF-

DR-L-302 Rev B and 1994-EXA-00-GF-DR-L-303 Rev B stamped as received by the City Council, as Local Planning Authority, on the 13 October 2021.

1994-EXA-00-GF-DR-L-101 Rev C, 1994-EXA-00-GF-DR-L-105 Rev A, 1994-EXA-00-GF-DR-L-106 Rev A, 1994-EXA-00-GF-DR-L-107 Rev A, 1994-EXA-00-GF-DR-L-108 Rev B, 1994-EXA-00-GF-DR-L-150 Rev B, 1994-EXA-00-GF-DR-L-201 Rev C, 1994-EXA-00-GF-DR-L-304 Rev A, 1994-EXA-00-GF-DR-L-305 Rev A, 1994-EXA-00-GF-DR-L-306 Rev A, 1994-EXA-00-GF-DR-L-307 Rev A, 8871-BA-MP-XX-DR-A-(04)702 Rev PL2, 8871-BA-MP-XX-DR-A-(04)704 Rev PL2, 8871-BA-MP-00-DR-A-(04)706 Rev PL2, 8871-BA-PA-00-DR-A-(04)000 Rev PL2, 8871-BA-PA-01-DR-A-(04)001 Rev PL2, 8871-BA-PA-02-DR-A-(04)002 Rev PL2, 8871-BA-PA-03-DR-A-(04)003 Rev PL2, 8871-BA-PA-04-DR-A-(04)004 Rev PL2, 8871-BA-PA-05-DR-A-(04)005 Rev PL2, 8871-BA-PA-06-DR-A-(04)006 Rev PL2, 8871-BA-PB-00-DR-A-(04)100 Rev PL2, 8871-BA-PB-01-DR-A-(04)101 Rev PL2, 8871-BA-PB-02-DR-A-(04)102 Rev PL2, 8871-BA-PB-03-DR-A-(04)103 Rev PL2, 8871-BA-PB-04-DR-A-(04)104 Rev PL2, 8871-BA-PD-00-DR-A-(04)300 Rev PL2, 8871-BA-PC-00-DR-A-(04)200 Rev PL2, 8871-BA-PC-01-DR-A-(04)201 Rev PL2, 8871-BA-PC-02-DR-A-(04)202 Rev PL2, 8871-BA-PC-03-DR-A-(04)203 Rev PL2, 8871-BA-PC-04-DR-A-(04)204 Rev PL2, 8871-BA-PC-05-DR-A-(04)205 Rev PL2, 8871-BA-PD-01-DR-A-(04)301 Rev PL2, 8871-BA-PD-01-DR-A-(04)301 Rev PL2, 8871-BA-PD-03-DR-A-(04)303 Rev PL2 and 8871-BA-PD-04-DR-A-(04)304 Rev PL2 stamped as received by the City Council, as Local Planning Authority, on the 30 November 2021

SuDs strategy note update prepared by Civic stamped as received by the City Council, as Local Planning Authority, on the 30 November 2021

SuDs strategy note prepared by Civic stamped as received by the City Council, as Local Planning Authority, on the 12 November 2021

Covering letter stamped as received by the City Council, as Local Planning Authority, on the 13 October 2021

Email from Alice Routledge dated 8 December 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.

16) (a) The landscaping scheme shall be carried out in accordance with drawings 1994-EXA-00-GF-DR-L-303 Rev B, 1994-EXA-00-GF-DR-L-302 Rev B, 1994-EXA-00-GF-DR-L-300 Rev B, 1994-EXA-00-GF-DR-L-203 Rev B, 1994-EXA-00-GF-DR-L-104 Rev B, 1994-EXA-00-GF-DR-L-103 Rev B, 1994-EXA-00-GF-DR-L-100 Rev D stamped as received by the City Council, as Local Planning Authority, on the 13 October 2021 and 1994-EXA-00-GF-DR-L-201 Rev C stamped as received by the City Council, as Local Planning Authority, on the 30 November 2021

(b) The approved landscaping scheme shall be implemented prior to the first occupation of each phase of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it in that phase, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

17) Notwithstanding drawing 1994-EXA-00-GF-DR-L-522, 1994-EXA-00-GF-DR-L-521, 1994-EXA-00-GF-DR-L-307, 1994-EXA-00-GF-DR-L-306, 1994-EXA-00-GF-DR-L-305, 1994-EXA-00-GF-DR-L-304, 1994-EXA-00-GF-DR-L-204, 1994-EXA-00-GF-DR-L-202, 1994-EXA-00-GF-DR-L-107, 1994-EXA-00-GF-DR-L-106, 1994-EXA-00-GF-DR-L-105 and 1994-EXA-00-GF-DR-L-101 stamped as received by the City Council, as Local Planning Authority, on the 12 February 2021, drawing 1994-EXA-00-GF-DR-L-102 Rev A stamped as received by the City Council, as Local Planning Authority, on the 13 October 2021 and drawing 1994-EXA-00-GF-DR-L-150 Rev B stamped as received by the City Council, as Local Planning Authority, on the 30 November 2021, prior to any works associated with the proposed Park area, details of a hard and soft landscaping scheme (including appropriate materials and specifications) for the Park shall be submitted for approval in writing by the City Council as Local Planning Authority.

(b) The approved hard and soft landscaping scheme shall be implemented and be in place in line with the phasing plan agreed as part of condition 3 of this approval. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing