MANCHESTER CITY COUNCIL

Planning

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Mr Ian Rothwell
Northwards Housing Ltd
Unit 11 Hendham Vale Industrial Estate
Hazelbottom Road
Vale Park Way
Manchester
M8 0AD

Date: 2 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: 131840/NMC/2021
Description: Non material ammendment to planning permission referenced 129103/FH/2021 to allow alteration to access ramp,
Location: 35 Ellisland Walk, Manchester, M40 5LS

I refer to your application for a non-material amendment to planning permission reference 129103/FH/2021.

The details of the proposed amendment relate to the altering of the ramp design to incorporate 450mm over run of the handrails.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved.

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 129103/FH/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 129103/FH/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:
- Application for a non-material amendment following a grant of planning permission, stamped as received by the City Council, as Local Planning Authority, on 5 October 2021.

- Drawing- Proposed- Rear Elevation, numbered 002A, stamped as received by the City Council, as Local Planning Authority, on 5 October 2021.
- Drawing- Proposed- Gate Elevations and Detail, numbered 03, stamped as received by the City Council, as Local Planning Authority, on 5 October 2021.
- Drawing- Existing & Proposed- Plans, numbered 001B, stamped as received by the City Council, as Local Planning Authority, on 5 October 2021.
-Other- Location Plan, stamped as received by the City Council, as Local Planning Authority, on 5 October 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 for the City of Manchester.

4) The proposed gate and handrails associated with the ramp as indicated on the drawings within condition 3, shall be painted black and retained and maintained for the duration of the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Katie Raw using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing