MANCHESTER CITY COUNCIL

Planning

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Mrs Magdalena Haener
Pride Road Architects
110 Greatstone Road
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Date: 22 September 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: 131289/NMC/2021
Description: Non Material Change to planning permission 128713/FH/2020 to lowered ground floor level, patio doors threshold lowered and raised patio deck lowered
Location: 9 Abbotsford Road, Manchester, M21 0RJ

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

The proposed amendment relates to lowered ground floor level, patio doors threshold lowered and raised patio deck lowered

Following an assessment of the details submitted, the Council 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 have no significant material impact upon the appearance of the development and it is also considered that the proposals would not have any impact on the amenity of residential properties or on the visual amenity of the wider 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:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received on 9th September 2021 numbered 4 Rev E Proposed Floro Plans

Received on 9th September 2021 numbered 5 Rev C Proposed Roof Plans

Received on 9th September 2021 numbered 6 Rev C Proposed Elevations

Received on 9th September 2021 numbered 7 Rev A Proposed Location Plan

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 Tracie Simpson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing