

28th September 2021

Manchester City Council
Planning
PO Box 532, Town Hall
Manchester
M60 2LA

edgeplan

7 Charlotte Street
Manchester

M1 4DZ

t. 0161 228 2226

e.

info@edgeplan.co.uk

www.edgeplan.co.uk

Our ref: EP494
Your ref: PP-10257571

Dear Sirs

**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 119731/FO/2018
CHESHIRE CHEESE PH & VACANT LAND (FORMERLY NOS 32-38), OLDHAM ROAD, MANCHESTER,
M4 5FE**

I write on behalf of our client, Cheshire Cheese Assets Ltd, with regard to the above development and have pleasure in enclosing a non-material amendment application which seeks approval for minor variations to the approved scheme. Accordingly, please find enclosed the following documents for your consideration:

- Non-material amendment application forms;
- Updated Drawings; and
- A Site location plan.

The submitted drawings are referenced as follows:

Drawing Title	Drawing Reference
North East Elevation	B10103-AEW-XX-XX-DR-A-516 Rev P5
North West Elevation	B10103-AEW-XX-XX-DR-A-517 Rev P5
South East Elevation	B10103-AEW-XX-XX-DR-A-518 Rev P5

The minor amendments to the previously approved scheme shown in the table above include:

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 (highlighted red on the drawings); and
2. An increased number of panel joints on all elevations on the ground floor.

There is no footprint increase and the site red edge remains as previously approved.

This application is submitted via the Planning Portal ref: PP-10257571. In accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) England Regulations 2008 (as amended in 2010) an online payment has been made for £234.

We trust that sufficient information is hereby provided with this application for Manchester City Council to confirm that the proposed changes are non-material in accordance with the provisions in Section 96A of the Town and Country Planning Act 1990 (as amended).

We hope that you find the details complete and that you are able to validate the submission in due course, should you have any queries or require additional information please do not hesitate to contact me.

Yours faithfully



James Berggren BA (HONS) MPLAN MRTPI
e. james.berggren@edgeplan.co.uk
m. 07496 109559