

Planning

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Mr Barry Tang
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Date: 21 July 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: 130879/NMC/2021

Description: Non-Material Amendment to vary conditions 2 and 7 attached to planning permission ref: 120104/JO/2018 to enable the use of Country Red Smooth and Olympic Red Multi bricks for the development.

Location: Land Adjacent To Kingsbridge Road And Camelia Road, Manchester, M9 5SN

I refer to your application for a non-material amendment to planning permission reference 120104/JO/2018.

The proposed amendments relate to the substitution of the previously approved bricks for the use of Country Red Smooth and Olympic Red Multi bricks for the development.

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 have no significant material impact upon the visual amenity of the buildings or on the amenity of any nearby properties.

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 120104/JO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 120104/JO/2018 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 drawings numbered :-

Phase 1 Desk Study & Preliminary Contaminated Land Risk Assessment ref: 5651/PKH V1.00 September 2014 stamped as received by the Local Planning Authority on 8th October 2014;

Crime Impact Statement Version A: 12th November 2014 stamped as received by the Local Planning Authority on 26th November 2014;

Extended Phase 1 Habitat Survey dated 29th January 2015, and Highway Statement stamped as received by the Local Planning Authority on 2nd February 2015;
Tree Survey stamped as received by the Local Planning Authority on 16th February 2015;

Plan ref: NK335.00 (site location plan) stamped as received by the Local Planning Authority on 8th October 2014;

Plan ref: 161214 CP-01 (site survey) stamped as received by the Local Planning Authority on 2nd February 2015;

NK335.01C and NK335.02 C and updated Design and Access Statement received by the Local Planning Authority by e-mail on 6th July 2015;

E-mail dated 15th July 2015 from Nadir Khan in regard to Code for Sustainable Homes level 3 rating .

Plan ref: 335.23 (Proposed GA plan); 335.24 (proposed elevations); 335.30 (Window schedule); 335.35 (front door entrance details) ; 335.38 (refuse area and details) (as revised by plan ref: 335.22B) ; 335.39 (Driveway detail) , 001-ND051-D-00 (Landscaping/planting plan) date stamped as received 2nd November 2015

Environmental Noise Survey dated December 2015; plan refs: 335.41(feather board fencing detail), 335.44 (part site plan to show retained tree T1) date stamped as received 21st December 2015

Plan ref: 335.22 rev.C (proposed site plan with GA plan), 335.25 rev.B (Proposed Street Scene elevations 1 of 2), 335.26 rev.A (Proposed Street Scene elevations 2 of 2), 335.40 rev.B (Elevation of Camelia Road and details of retaining wall) date stamped as received 30th December 2015.

As amended by plan ref: 9149 -211 rev.C (floor plans) and 9149 -220 rev.C (elevations) stamped as received 31st May 2018.

9149-001 rev.A (Site edged red) received by email dated 22nd June 2018 confirming site edged red is the same as previously approved site edged red ref: NK.335.00 Site location plan; 9149/101 rev.F (proposed site plan) and 9149/221 rev.C (Kingsbridge Road and Camelia Road street scenes) received by e-mail 26th September 2018

As amended by plan ref: 9149 -220 rev.E (elevations) received 28th June 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

7) The development shall be implemented in using Country Red Smooth and Olympic Red Multi bricks, and smooth grey Marley Modern roof tiles in the construction of the development, in the locations shown on plan ref: 9149 -220 rev. E (elevations) received 28th June 2021.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within

which the site is located, as specified in policies SP1, EN1, H1 and DM1 of the Manchester Core Strategy(2012).

Should you wish to discuss the matter further, please contact Sue Wills 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