



Planning

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Mr Adam Buxton
Turley
1 New York Street
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Date: 26 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: 130889/NMC/2021

Description: Non Material Amendment application to vary the trigger for Condition 15 (highway improvement scheme), attached to planning permission 117847/FO/2017

Location: Car Park A , Cotton Lane, Manchester, M20 4UX

I refer to your application for a non-material amendment to planning permission reference 117847/FO/2017.

The details of the proposed amendments are:-

a) Amendments to the trigger for the discharge of the condition 15 - implementation of highway improvements.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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 117847/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 117847/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Condition 15) Prior to the first use of the development hereby approved, detailed technical drawings of the proposed off-site highway works on Wilmslow Road and Cotton Lane shall be submitted to and approved by the City Council as local planning authority. A maximum of 414 spaces within the car park hereby approved may be utilised on a daily

basis prior to implementation of the approved highway works. The approved highway works shall be implemented prior to the remaining 404 spaces being brought into use.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM1 in the Manchester Core Strategy Development Plan Document.

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing