



Planning

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Mr Jonathan Pearson
Aran Property Consultants Ltd
Moss House
Moss Lane
Moss Lane
Altrincham
WA158GZ

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: 130925/NMC/2021

Description: Non-material amendment to planning permission 126530/JO/2020 to remove the BREAAAM Domestic Refurbishment Pre-Assessment Estimator Report from condition 2

Location: 37 Liverpool Road, Manchester, M3 4NQ

I refer to your application for a non-material amendment to planning permission reference 126530/JO/2020.

Following an assessment of the details submitted, I confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendments would not have a material impact upon the previously approved scheme, would not adversely affect flood risk and visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 126530/JO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 126530/JO/2020, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition applies:

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 126530/JO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 126530/JO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Condition 2

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

2162/Ex/Loc PL Location Plan
2162/EX/R D Demolition Plans

Proposed Drawings

2162/P/S PL Revision E Site Plan - Proposed
2000 Revision B Proposed Basement & Ground Floor Plan
2005 Revision B Proposed First & Second Floor Plan
2010 Revision B Proposed Attic & Roof Plan
3000 Revision B Proposed Elevations
4000 Revision B Proposed Sections
2162/P/RCP -1/G Revision E Basement - Reflective Ceiling Plan Ground Floor - Reflective Ceiling Plan
2162/P/RCP 01/02 Revision E First Floor - Reflective Ceiling Plan Second Floor - Reflective Ceiling Plan
2162/P/RCP M Revision E Mezzanine - Reflective Ceiling Plan
2162/P/Window Details1:25 Window and Door Details - Individual Windows
6050 Revision A Waste Management Site Plan

Email from Bruna Da Silva of Butterfield Architecture to Lucy Harrison of Manchester City Council dated 25 June 2019;

Waste Management Strategy Proforma dated 19/02/2020;

Design and Access Statement by Butterfield Architecture dated 20 June 2019 Rev A;

Historical Building Impact and Access Assessment including Heritage Statement by Butterfield Architecture dated 21 June 2019 Rev B;

Heritage Statement by Aran dated 06/04/2020;

End Statement by Butterfield Architecture dated 27 March 2018;

Environmental Standards Statement by Butterfield Architecture dated 20 March 2018;

Noise Survey of Residential Development by Nova Acoustics dated 1 February 2018;

Materials document entitled 'Approval of details reserved by a condition' by Aran dated 03/02/2020 - NB. The details for the stair and landing balustrades do not apply to the staircase between the first and second floors where the original/historic timber staircase and enclosure is to be restored; and roofing materials shall be reclaimed from the existing roof in the first instance with any additional slates required to match the existing in terms of appearance, size, colour, finish and country of origin;

Structural Report (Revision A0) by BDI Structural Solutions Ltd dated 28/11/2019;

Section 4 'Recommendations' of the Bat Scoping Survey Ref: 1CO105057LE1R0 dated 29 November 2019 by REC;

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 Lucy Harrison 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