



Planning

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James Berggren
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Date: 22 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: 130903/NMC/2021

Description: Non material amendment to planning permission referenced 119731/FO/2018 to allow alterations to the use of the ground floor commercial floorspace and alterations to the wording of condition 28 to refer to Use Class E, to align with the Town and Country (Use Classes) (amendment) 2020

Location: Cheshire Cheese Ph & Vacant Land (Formerly Nos 32-38) Oldham Road, Manchester, M4 5FE

I refer to your application for a non-material amendment to planning permission reference 119731/FO/2018.

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 not have any significant, material or detrimental impact upon surrounding amenity or the character, appearance and function of the host building or conservation area.

This application is submitted under section 96A of the Town and Country Planning Act (1990), to ensure consistency between the description and the development to be delivered and to bring the development in-line with the updated Use Classes Order 2020.

As the change to the description of the development will not in itself involve an amendment to the development, the City Council is entitled to consider that amendment to be 'non material'.

The following amended description and conditions apply:

Description of Development

Erection of 7 storey building to form 38 apartments and ground floor commercial unit (Class E) together with associated car and cycle parking following demolition of existing building

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 119731/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 119731/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) Condition 28

The ground floor retail commercial unit hereby approved shall not be used for any other purpose other than Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class E.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework".

Should you wish to discuss the matter further, please contact Steven McCoombe 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