

Planning

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Mr Daniel Ramsay
Turley
1 New York Street
Manchester
M1 4HD

Date: 24 May 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: 130258/NMC/2021

Description: S96 (Non-material amendment) application to vary the wording of condition 35 attached to application ref no 127317 to vary when information is required to be submitted

Location: Land At No. 2 Heyrod Street , Manchester, M1 2WW

I refer to your application for a non-material amendment to planning permission reference 127317/FO/2020.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The re-wording of condition 35 is required to reflect the programme as due to the phasing of the construction period, the detailed highway works will not be available prior to the construction of the development. An amendment is therefore sought to the condition to allow the information required by condition 35 to be submitted prior to these works commencing

Notwithstanding the details contained within condition 2 above, prior to the commencement of the highway works (as appropriate to Plot D and adjacent public realm within this application) detailed on Dwg 058-190002 011-000 and 001-002, a scheme of highway works and details of footpaths reinstatement shall be submitted and approved in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

(a) Final details of associated highway work (as appropriate to Plot D and adjacent public realm within this application) as detailed within Dwg 058-190002 011-000 and 001-002; and

(b) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points, installation of some guard railing to ensure pedestrians cross at the safest and most appropriate locations.

(c) A review of the TROs in the vicinity of the site and final details of the loading bay.

The approved scheme shall be implemented and be in place prior to the first occupation.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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 127317/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127317/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Angela Leckie 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