

Planning

Constance Phillips
Telephone: 0161 234 5792
constance.phillips@manchester.
gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Jonathan Cook
GWP Architecture
Bracken House
1 Lidgett Lane
Leeds
LS8 1PQ

Date: 9 April 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: 129678/NMC/2021

Description: Non Material Amendment to application 122810/FO/2019 to allow changes to external materials from Oak cladding to composite Oak cladding, polycarbonate glazed panels changed to aluminium framed double glazed panels to match windows, Steel glazed doors changed to aluminium double glazed doors and cycle hub steelwork with powder coated finish, changed to painted finish.

Location: Proposed Amenity Pod , 333 Styal Road, Manchester, M22 5LW

I refer to your application for a non-material amendment to planning permission reference 122810/FO/2019.

The proposed amendments relate to substitutions of materials for the walls, doors, windows and cycle storage infrastructure within the amenity pod.

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 both the character and appearance of the amenity pod or upon visual amenity.

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 122810/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 122810/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The development hereby approved shall be carried out in accordance with the drawing numbered '0005', stamped as received by the City Council as Local Planning Authority on the 11th March 2021.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

2) The external elevations of the development hereby approved shall be built in accordance with the materials specified upon the approved drawing '0005'.

Reason - In the interests of the character and appearance of the building, and visual amenity of the street scene, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

Should you wish to discuss the matter further, please contact Constance Phillips 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