

Planning

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Shane Santry
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Date: 30 June 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: 130865/NMC/2021

Description: A non-material amendment to Condition 3 (Fumes, Vapours and Odours) of application referenced 118850/FO/2018 to change the timescale's for the requirement of the detailed information from a requirement to provide this information at pre commencement of development stage to a requirement to provide this information at pre occupation stage.

Location: 12 Lloyd Street, Manchester, M2 5ND

I refer to your application for a non-material amendment to planning permission reference 118850/FO/2018.

Reason 1: Following an assessment of the details submitted, it is confirmed that the proposed amendment to the wording of Condition 3 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 amendment to Condition 3 will have no material impact upon the previously approved scheme, will not adversely affect residential amenity within the area or will it have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

Reason 2: The re-wording of condition 3 is required to change the timescales for the requirement of the submission and agreement of detailed fume extraction scheme, in order to allow the implementation of the approved application referenced 118850/FO/2018, which would expire before this condition could be discharged. It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 118850/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 118850/FO/2018, 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 118850/FO/2018. These documents should be read in

conjunction with one another. Therefore, the conditions previously applied to approval 118850/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Prior to first occupation of the completed development, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Emily Booth 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