

**Planning**

Eve Woolstencroft  
Telephone: 0161 234 4533  
eve.woolstencroft@manchester.gov.uk

P O Box 532 Town Hall  
Manchester M60 2LA

Mrs Yvonne Ryan  
39 Nina Drive  
Manchester  
M40 5SA

Date: 16 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:** 130650/NMC/2021

**Description:** Non material change to planning permission referenced 121761/FH/2018 to allow the installation of 2 no. bi folding doors in place of 2 no. windows on the rear elevation at ground floor

**Location:** 39 Nina Drive, Manchester, M40 5SA

I refer to your application for a non-material amendment to planning permission reference 121761/FH/2018.

The proposed amendment relates to a minor elevational alteration, which consists of the installation of 2 no. bifolding doors on the rear elevation

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 121761/FH/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121761/FH/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Following an assessment of the details and plans submitted, I can 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 changes will have no material impact upon the previously approved scheme and the works will not have an adverse impact within the area.

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

-Location plan stamped as received by the City Council as Local Planning Authority on 05 November 2018.

-Proposed Site Plan stamped as received by the City Council as Local Planning Authority on 20 November 2018.

-Existing Ground Floor Plan stamped as received by the City Council as Local Planning Authority on 20 November 2018.  
-Existing First Floor Plan stamped as received by the City Council as Local Planning Authority on 20 November 2018.  
-Proposed Ground Floor Plan stamped as received by the City Council as Local Planning Authority on 20 November 2018.  
-Proposed First Floor Plan stamped as received by the City Council as Local Planning Authority on 20 November 2018.  
-Existing & Proposed Side and Front Elevations stamped as received by the City Council as Local Planning Authority on 20 November 2018.

As approved as part of planning application 121761/FH/2018

-Existing & Proposed Side and Rear Elevations stamped as received by the City Council as Local Planning Authority on 26 May 2021.

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 Eve Woolstencroft 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