

Planning

Lucy Harrison
Telephone: 0161 234 5795
lucy.harrison@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Lynsay Ewart
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Date: 26 November 2020

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: 128455/NMC/2020

Description: Non-Material Amendment to planning permission 120724/JO/2018 to change the wording of conditions 29 (footpaths) and 34 (cycle route) to allow a revised timescale for implementation

Location: Unit 6 Bentinck Street Industrial Estate , Bentinck Street , Manchester , M15 4LN

I refer to your application for a non-material amendment to planning permission reference 120724/JO/2018.

Following an assessment of the details submitted, I 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 amendments would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 120724/JO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 120724/JO/2018, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions apply:

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 120724/JO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 120724/JO/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 29

Before the development hereby approved is completed, details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. All works approved in discharge of this condition shall be implemented in full within six months of the date of this decision letter.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with Core Strategy policies SP1 and DM1.

2) Condition 34

Before the development hereby approved is first occupied a scheme to connect the site to the existing local cycle route infrastructure shall be submitted to and approved in writing by the City Council as local planning authority. The development shall subsequently be carried out in accordance with the approved details within six months of the date of this decision letter.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing