

Planning

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Date: 30 September 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: 127887/NMC/2020

Description: Non-material change to planning permission ref: 122465/FO/2019 to retain the existing vehicular entrance gates and pedestrian entrance gate

Location: Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD

I refer to your application for a non-material amendment to planning permission reference 122465/FO/2019.

The proposed amendments relate to the retention of the existing vehicular and pedestrian gates.

Following an assessment of the details submitted, the City Council 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 are minor in nature and would not have a significant material impact upon the overall design and external appearance of the previously approved development. It is also considered that the proposals would not have any impact on the visual amenity of the wider area.

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 122465/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 122465/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

6) The development shall be completed in accordance with the positions, design, materials, and type of boundary treatment to be erected positions, heights and designs of the proposed boundary treatments as shown on the drawing numbered 711234 04 P6 received by the City Council on the 28th September 2020. The boundary treatment shall then be completed in accordance with these approved details prior to the development first being occupied and shall thereafter be retained as long as the building is occupied.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Robert Griffin 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