

Planning

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Miss Hannah Payne
WSP
8 First Street
Manchester
M15 4RP

Date: 6 August 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: 127585/NMC/2020

Description: Non material amendment to planning permission referenced 116777/FO/2017 to allow changes to the wording of condition 5 (drainage) and alterations to the timescale for the submission of information

Location: 25-27 Rochdale Road, Manchester, M4 4HT

I refer to your application for a non-material amendment to planning permission reference 116777/FO/2017.

The proposal involves the amendment to the wording of condition 5 (Drainage) to amend the timescale for the submission of details.

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 not result in any significant material alterations to the planning condition.

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 116777/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 116777/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following additional drawing:

Drawing SK-102 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 28 July 2020

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.

5) With the exception of the slab edge thickening works defined on Structural GA: Ground Level Plan (Ref: 870 SK-102 P01, the development shall not commence until a scheme for the drainage of surface water from the new development shall be submitted and approved in writing by the City Council as the Local Planning Authority. The development shall then be constructed in accordance with the approved details, within a previously agreed timescale. Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson 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