

Planning

Jennifer Atkinson
Telephone: 0161 234 4517
j.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Gary Barber
Sheppard Robson Architects
City Tower
Piccadilly Plaza
Manchester
M1 4BT

Date: 25 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: 127752/NMC/2020

Description: Non material amendment to planning permission 118625/FO/2017 to make elevational alteration to the residential entrance and car park elevation together with alterations to roof terrace and roof profile and introduction of a screen to the smoke shaft

Location: Land Bounded By Cornbrook Road, A56 Chester Road And Trentham Street, Manchester, M15 4YD

I refer to your application for a non-material amendment to planning permission reference 118625/FO/2017.

The proposal involves the elevational alterations including elevational alterations to the residential entrance and car park elevation together with alterations to roof terrace and roof profile and introduction of a screen to the smoke shaft

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 appearance of the building.

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 118625/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 118625/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 drawings:

6193-SRA-01-00-DR-A-20-1004, 6193-SRA-01-01-DR-A-20-1005, 6193-SRA-01-ZZ-DR-A-20-1006, 6193-SRA-01-15-DR-A-20-1007, 6193-SRA-01-16-DR-A-20-1008, 6193-SRA-

01-00-DRA-20-1010, 6193-SRA-01-00-DR-A-20-1011, 6193-SRA-01-00-DR-A-20-1012, 6193-SRA-01-00-DR-A-20-1013, 6193-SRA-01-00-DR-A-20-1014, 6193-SRA-01-00-DR-A-20-1015, 6193-SRA-01-00-DR-A-20-1016 and associated covering letter stamped as received by the City Council, as Local Planning Authority, on the 17 August 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.

54) Prior to the first occupation of the residential element within phase one, the cycle provision as indicated on drawing 6193-SRA-01-00-DR-A-20-1004 stamped as received by the City Council, as Local Planning Authority, on the 17 August 2020 shall be implemented and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

56) Prior to the first occupation of the residential element within phase one, the car parking layout, as indicated on drawing 6193-SRA-01-00-DR-A-20-1004 stamped as received by the City Council, as Local Planning Authority, on the 17 August 2020 shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason - To ensure car parking is available for the residential element of the development pursuant to policies SP1, T1, 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,



Julie Roscoe
Director of Planning, Building Control & Licensing