MANCHESTER CITY COUNCIL

Planning

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

P O Box 532 Town Hall
Manchester M60 2LA

Hodder + Partners SGI Studios
Hodder + Partners
SGI Studios
1 Kelso Place
Manchester
M15 4LE

Date: 18 June 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: 127095/NMC/2020
Description: Non material amendment to planning condition 31 (off site highways works) of planning permission 124947/JO/2019 to alter the implementation time frame for the street trees
Location: Bendix Street Car Park , Thompson Street, Manchester, M4 5FS

I refer to your application for a non-material amendment to planning permission reference .

The proposal involves the amendment to the wording of condition 31 (off site highways works) to allow the implementation of the street trees no later than November 2020.

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

31) Prior to the first use of the residential element of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to Marshall Street, Chadderton Street, Bendix Street and Oldham Road shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Alternation/re-instatement works to the adopted highway including the installation of Traffic Regulation Orders (TROs) for the proposed Chadderton Street entrance.

- Details of materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the perimeter pavement and the line of the proposed building/public realm
- Installation of street trees where possible.

The approved scheme shall be implemented and be in place prior to the first occupation of the each of the residential blocks hereby approved and thereafter retained and maintained in situ with the exception of the street trees which must be implemented no later than 30 November 2020.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 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