MANCHESTER CITY COUNCIL

**Planning**

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Mr Mohamed Ahmed
M1 Architecture
179 Princess Road
Manchester
M14 4RL

Date: 8 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:** 126791/NMC/2020
**Description:** Non material amendment to planning permission referenced 117712/FO/2017 to allow the inclusion of wall tiles to a section of the ground and first floor front elevations to approved houses
**Location:** Corner Of Richmond Grove East & South Street, Manchester, M12 4DT

I refer to your application for a non-material amendment to planning permission reference 117712/FO/2017.

The details of the proposed amendment relates to the incorporation of centrally positioned wall tiling to the ground and first floor principal (east) elevations to previously approved houses (under Ref: 117712/FO/2017) at Plots 1 & 2 and Plots 3 and 4.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the building or upon the visual amenity of nearby occupiers.

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: 117712/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval: 117712/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now 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 117712/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 117712/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The development hereby approved shall be carried out in accordance with the following document and drawings stamped as received by the City Council as local planning authority on 13 May 2020:

Non -material amendment application forms;
Drawings: Proposed elevations (Plots 3 & 4) Ref:02E;
Proposed elevations (Plots 1 & 2) Ref:04E.

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 for the City of Manchester.

2) The authorised development shall be undertaken in accordance with the following material specification, which shall remain in situ thereafter:

Wall tile: Cosmos Sand Rock 60 cm x 60 cm:
Colour: Porcelain

as shown on drawings referenced: Proposed elevations (Plots 3 & 4) Ref:02E and Proposed elevations (Plots 1 & 2) Ref:04E.

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, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Should you wish to discuss the matter further, please contact Carl Glennon using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing