

Planning

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Mrs Eve Grant
Deloitte LLP
2 Hardman Street
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Date: 23 April 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: 126594/NMC/2020

Description: Non-material amendment application to planning approval 121270/OO/2018 to allow for amendments to the wording of condition nos. 18 (fumes and vapours), 21 (lighting scheme) and 22 (vehicular access) to reflect the on site construction programme

Location: Plots C, D, O And X Of The 2018 Revised Airport City North Masterplan, Manchester

I refer to your application for a non-material amendment to planning permission reference 121270/OO/2018.

The proposed amendments relate to changes to the wording of condition 18 (Fumes), 21 (Lighting) and 22 (Vehicle Access) attached to planning approval reference 121270/OO/2018 to allow for a change in the timescale's for the requirements of submission of the details relevant to these conditions.

Following an assessment of the details submitted, the 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 will have no significant material impact upon the appearance of the development and it is also considered that the proposals would not have any impact on the amenity of residential properties or 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 121270/OO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121270/OO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

18) Within three months of the commencement of the above ground works for any phase, details for the extraction of any fumes, vapours and odours from the premises hereby approved for that phase shall be submitted to, and approved in writing by, the City Council

as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy.

21) The development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas. Full details of such a scheme for each phase of development shall be submitted to and approved in writing by the local planning authority within three months of the commencement of development of the above ground works for each phase. The approved scheme shall be implemented in full before the development is first occupied and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of government guidance in the National Planning Policy Framework, saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

22) Within three months of the commencement of the above ground works, full technical details of the priority junction vehicular access from Enterprise Way and associated highway works shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details.

Reason - In the interests of highway and pedestrian safety pursuant to policy 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 flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing