MANCHESTER CITY COUNCIL

Planning

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Date: 26 February 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: 126120/NMC/2020
Description: Application for a non-material amendment following a grant of planning permission under previously approved planning application 123025/FO/2019 to allow for a minor amendment to a vertical set of windows on an internal courtyard elevation on floors 1 to 4
Location: 11 St James Square, Manchester, M2 6DN

I refer to your application for a non-material amendment to planning permission reference 123025/FO/2019.

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

For the avoidance of doubt, the condition below replaces the previous condition 2 on approved planning application 123025/FO/2019:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

432/38(02)009 A, stamped as received by the Local Planning Authority on 15 March 2019

432/38(02)102 C
432/38(02)104 #

both received via email on 15 July 2019

432/38(02)012 #
432/38(02)013 #
432/38(02)202 C

all stamped as received by the Local Planning Authority on 4 February 2020

The information showing the Reynaers' Slimline 68 window system and the 10 pages of 3D images showing the frame detail for the approved windows, received via email on 15 July 2019

The agent's emails of 7 June and 13 June 2019 regarding the use of tinted glazing

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.

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 123025/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 123025/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Carolyn Parry using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing