MANCHESTER CITY COUNCIL

Planning

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Manchester M60 2LA

Mrs Hayley Knight
SATPLAN Ltd
The Bridgewater Complex
36 Canal Street
Liverpool
L20 8AH

Date: 3 May 2019

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: 123401/NMC/2019
Description: NON-MATERIAL AMENDMENT to conditions 8 (sustainable drainage) and 26 (air quality) relating to planning application 115969/FO/2017 to change the timeframe for the submission of required details
Location: Former Site Of 1-5 Plymouth Grove, Manchester, M13 9PZ

I refer to your application for a non-material amendment to planning permission reference 115969/FO/2017.

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 115969/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 115969/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

8) No development shall take place until details of the surface water drainage works, in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards, have been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition the following additional information has to be provided:

i. Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements);
ii. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads;
iii. Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN8 and EN14.

26) Prior to the commencement of development, an air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed measures shall be implemented prior to occupation of the residential unit and thereafter maintained in situ.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies SP1, EN17 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
Head of Planning, Building Control & Licensing