MANCHESTER CITY COUNCIL

Planning

Robert Griffin
Telephone: 0161 234 4527
r.griffin@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Ben Smith
PRP Architects
Croxley House
14 Lloyd Street
Manchester
M2 5ND

Date: 15 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: 123520/NMC/2019
Description: Non Material Amendment to planning permission 116840/FO/2017 to allow elevational alteration to the position of brickwork feature panels adjacent to windows on the South and West Elevations
Location: Minehead Centre , Minehead Avenue, Manchester, M20 1FW

I refer to your application for a non-material amendment to planning permission reference 116840/FO/2017.

The proposed amendment relates to minor changes to allow elevational alteration to the position of brickwork feature panels adjacent to windows on the South and West Elevations.

Following an assessment of the details submitted, the proposed amendments are considered to be of a non-material nature and are 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 levels of visual and residential amenity enjoyed within the vicinity of the site.

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 116840/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 116840/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:
AA6273 2010 H Site - Proposed Plan
AA6273 2011 D Site - Proposed Sections 01
AA6273 2012 D Site - Proposed Sections 02
AA6273 2020 F Apartments - GA Ground & First Floor Plans

AA6273 2042 D Mews Plot B Plans
AA6273 2043 D Mews Plot B Elevations
AA6273 2044 G Mews Plot C Plans & Elevations
AA6273 L2000 D Site - Proposed Landscape
3049-C-SK-0006 Minehead Refuse tracking 19.10.17
AA6273 2004 B - Demolition and Alteration Plan
All received by the City Council as local planning authority on the 20th October 2017

AA6273 2021 D - Apartments - Second Floor and Roof Plan
AA6273 2027 A Bay Study
AA6273 2030 C Apartments Type A
AA6273 2031 C Apartments Type B
AA6273 2032 C Apartments Type C
AA6273 2033 C Apartments Type D
AA6273 2034 C Apartments Type E

AA6273 2040 C Mews Plot A - Plans
AA6273 2041 C Mews Plot A - Elevations
Received by the City Council as local planning authority on the 30th June 2017

AA6273 2025 Rev F Proposed Elevations 01 date stamped as received by the City Council as local planning authority on the 6th November 2018

AA6273 2026 Rev J Apartments - GA Elevations 02 date stamped as received by the City Council as local planning authority on the 7th May 2019

Documents:
Transport Statement prepared by Croft Solutions
Design and Access Statement prepared by PRP dated June 2017
Arboricultural Impact Assessment prepared by Urban Green ref 11286
Flood Risk Overview and Drainage Strategy Assessment Rev 2 prepared by Scott Hughes dated June 2017 ref 3049
Crime Impact Statement prepared by GMP Design for Security dated 30/06/2017 reference URN:2017/0226/CIS/01
Preliminary Ecological Appraisal and Bat Emergence Survey September 2016 prepared by Urban Green
Phase 1 Desk Study prepared by Scott Hughes ref 3049 Rev 3 Dated June 2017

Air Quality Assessment prepared by REC dated September 2017
Waste Management Strategy Proforma
PRP Waste Management Strategy AA6273 2201 Rev C
All as received on the 22nd September 2017

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.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing