MANCHESTER CITY COUNCIL

Planning

Ian Jarvis
Telephone: 0161 234 4079
i.jarvis@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Jason Gilluley
Stephen D Buxton & Associates
Reedham House
31 King Street West
Manchester
M3 2PN

Date: 11 December 2017

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: 118367/NMC/2017
Description: Application for Non Material Change to planning approval 117173/FO/2017 to allow elevational alterations to car park frontage
Location: 1047 Ashton Old Road, Manchester, M11 2NN

I refer to your application for a non-material amendment to planning permission reference 117173/FO/2017.

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area.

The details of the proposed amendments relate to:
-Alteration in size of glass panels
- Reduction in spacing between mullions

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

Drawings numbered 3958/01, 3958/02, 3959/03, 3958/04, 3958/06 and 3958/07 all stamped as received by the City Council, as Local Planning Authority, on 3 August 2017.

Drawing numbered 3958/20, the Waste Management Strategy and the Design and Access Statement, dated July 2017, all stamped as received by the City Council, as Local Planning Authority, on 31 August 2017.

The email, from Jason Gilluley, confirming car parking and cycle storage arrangements, dated 12 October 2017.

Drawing number 3958/05 rev C, stamped as received by the City Council, as Local Planning Authority, on 29 November 2017.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, DM1, EC1, EC2, EC5, EN1,, EN19, T1 and T2 of the Manchester Core Strategy and saved policies E3.3 of the Unitary Development Plan for the City of Manchester.

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 117173/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 117173/FO/2017 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 Ian Jarvis using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing