MANCHESTER CITY COUNCIL

Planning

Robert Tyrer
Telephone: 0161 234 4068
r.tyrer@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Keith Dunn
BYA Ltd Architects
10 Alina House
St Vincent Street
Liverpool
L3 5XW

Date: 2 August 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: 116876/NMC/2017
Description: Non-Material Amendment to planning permission 105066/FO/2014/S2 to allow for the installation of roof mounted photovoltaic panels
Location: Land Between Portway And Lullington Close, Manchester

I refer to your application for a non-material amendment to planning permission reference 105066/FO/2014/S2.

Following an assessment of the details submitted, I 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 both the character and appearance of the dwelling house or upon visual amenity.

The proposed amendments relate to the installation of roof mounted photovoltaic panels.

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 105066/FO/2014/S2. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 105066/FO/2014/S2 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Drawing: 1766-503 stamped as received by the City Council, as Local Planning Authority, on the 06.03.2014 and 1766-501F stamped as received by the City Council, as Local Planning Authority, on the 12.05.2014

Documents: Arboricultural Impact Assessment prepared by Mulberry (ref. TRE/LC) stamped as received by the City Council, as Local Planning Authority, on the 17.03.2014 and Phase 1 habitat survey prepared by Middlemarch Environmental Ltd (RT-MME-115462-05-01) stamped as received by the City Council, as Local Planning Authority, on the 06.03.2014

Code for Sustainable Homes pre-assessment stamped as received by the City Council, as Local Planning Authority, on the 06.03.2014.

Drawing: 1841/110 and and JA Solar details JAM6(K)(BK) stamped as received by the City Council, as Local Planning Authority, on the 07.07.2017

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

3) (i) After completion of any required remedial works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section. The report would be expected to include the following:

Summary of desk study, site investigation report and remediation strategy.

- Details of who carried out the work.

- Details and justification of any changes from original remediation strategy.

- Substantiating validation data that should include where appropriate:

- Laboratory and in-situ test results.

- Monitoring results for groundwater and gases.

- Summary data plots and tables relating to clean-up criteria.

- Plans showing treatment areas and details of any differences from the original remediation

strategy.

- Photographic and other media records.

- Waste management details and records.

Confirmation that remediation objectives have been met.

4) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least four star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained

within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

5) The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

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

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing