MANCHESTER CITY COUNCIL

Planning

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Mr Nicholas Ryder
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Date: 4 September 2013

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: 103291/NMC/2013/S2
Description: Non-material change to planning permission ref: 100414/FO/2012/S2 to allow amendments to landscaping plan
Location: Willstream House, Longstone Road, Moss Nook, Manchester, M22 5LB

I refer to your application for a non-material amendment to planning permission reference .

The hard and soft landscaping scheme approved by the City Council as local planning authority, for phase 1, as shown on drawing ref 4263.02 Rev D tamped as received by the City Council, as Local Planning Authority, on the 7 August 2013, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Prior to the commencement of phase 2, details of a hard and soft landscaping scheme shall be submitted and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 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 . These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The proposed amendment relates to alterations to the proposed landscaping scheme.

2) 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 the proposed landscaping and visual appearance of the development and local area.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning