MANCHESTER
CITY COUNCIL

Planning

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Mr James Gallagher
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Taylor Woodrow House
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Warrington Road
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Warrington
WA3 6XU

Date: 29 November 2011

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: 097744/NMC/2011/N1
Description: Non-Material Amendment application to planning reference 094285/MO/2010/N1 to allow elevational alterations to Wilmington House type.
Location: Taylor Wimpey Development, Land South Of, Old Market Street, Blackley, Manchester,

I refer to your application for a non-material amendment to planning permission reference 094285/MO/2010/N1.

The details of the proposed amendments are to include the reduction of window openings at second floor level in the front elevation of the Wilmington House type, from two windows at second floor level (matching those at first floor level), to one larger window , centrally located in the façade , set with a small hipped gable to the roof directly above it.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed amendment will not cause any detriment to the design quality or appearance of the existing proposal and will not cause any impact on the residential amenity of the nearby residents.

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 094285/MO/2010/N1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 094285/MO/2010/N1 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

4) The development hereby approved shall be carried out in accordance with the Waste Management Strategy, Crime Impact Statement , Ecology Walkover, Flood Risk Assessment Update letter, and drawings numbered S08/305 rev. H,1P1046-WM-01 rev. C Waste Management Plan (as amended by (1P1046 PL 01 rev.L), 1P1046-MA-01 rev.C (1P1046 PL 01 rev.L), MB-750, MB-811, MB-928, MB-1045, MB-1127,MB-1256 date stamped as received 15th September 2011; 1P1046LP 01, 1P1046 PL01 rev.L received by e-mail 16th February 2011; NW-1063M rev.A received and dated 3rd November 2011, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning