



Planning

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Mrs Victoria Jane Saunders
Bernard Taylor Partnership
Elizabeth House
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Date: 1 October 2025

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: 143892/NMC/2025

Description: Non Material Change to planning permission 136203/FO/2023 to allow removal of plot 8 parking space and addition of one space to main central parking block, plot 8 parking space replaced with grass

Location: Land At Junction Of Cross Lane, Chapman Street & Roxburgh Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 136203/FO/2023.

The proposed amendment relates to minor changes to the previously approved scheme which relocates the parking space from within Plot 8 to the adjacent parking court. The in curtilage space would now become an area of softscape being grassed. These changes require the amendment to the wording within condition number 2 the specified plans condition.

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 change will not result in any significant or material alterations to the primary planning permission.

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 136203/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136203/FO/2023 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:

100- Site Location Plan- received 25th May 2023

102 Rev B- Site Clearance Plan- received 25th May 2023
105 Rev M- Proposed Site Plan - received 3rd September 2025
107 Rev E- Proposed Boundary Treatment- received 3rd September 2025
110 Rev D- Street Elevations-received 3rd September 2025
115 Rev A- Proposed Floor Plan and Elevations 1 bed 2 person cottage flat-received 25th May 2023
120 - Proposed Floorplans and Elevations 2 bed 3 person house- received 25th May 2023
Affordable Housing Statement-received 8th February 2023
Design and Access Statement- received 8th February 2023

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.

4) The area previously identified as the in-curtilage parking space to Plot 8, which is now designated as soft landscaping as shown on drawing 105 Rev M (Proposed Site Plan), shall not be used for the parking of motor vehicles at any time while the housing development approved under planning reference 136203/FO/2023 remains in existence.

Reason -

In the interests of highway safety within the vicinity of the site, in accordance with Policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester, and the guidance contained within the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact Janet Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing