MANCHESTER CITY COUNCIL

Planning

Holly Wright
Telephone: 0161 219 6381
holly.wright@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mrs Amy Axon
Guy Taylor Associates
First Floor Swan Buildings
20 Swan Street
Manchester
M4 5JW

Date: 20 June 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: 143051/NMC/2025
Description: Non material amendment to planning permission ref: 141936/FH/2025 to allow changes to the approved materials,
Location: 119 Ivygreen Road, Manchester, M21 9FX

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

The proposed amendments relate to minor alterations to the design of the single storey rear extension, consisting of changing the black brick and charred timber cladding to redbrick to match the existing dwellinghouse and approved side extension.

Following an assessment of the details and plans submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the area.

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:

3) The development hereby approved shall be carried out in accordance with the following documents:

'Application for a Non-Material Amendment Following a Grant of Planning Permission', numbered 'PP-14041444', stamped as received by the City Council as Local Planning Authority on the 28th May 2025.
'PROPOSED ELEVATIONS', numbered '24-0028-20-201 PL02', stamped as received by the City Council as Local Planning Authority on the 28th May 2025.

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.

Should you wish to discuss the matter further, please contact Holly Wright using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing