



Planning

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Mrs Kate Limbert
Avison Young (on behalf of Wates Construction)
6th Floor
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Date: 25 April 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: 142628/NMC/2025

Description: Non material amendment to planning permission 137668/JO/2023 (as amended by 135846/NMC/2022, 137667/NMC/2023;140043/NMC/2024; and 141701/NMC/2024) to alter condition 2 (Specified Plans) to update details drawings in to elevational alterations

Location: Land To The West Of Rodney Street , Manchester, M4 6JJ

I refer to your application for a non-material amendment to planning permission reference 134154/VO/2022.

The proposed seeks to alter condition 2 (Specified Plans) to update details drawings in to elevational alterations.

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 not result in any significant material alterations to the planning approval.

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 134154/VO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134154/VO/2022 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:

- RODSTA-BUT-A-00-DP-A-01005 Residential Block A - Ground Floor Plan P04
- RODSTA-BUT-A-XX-DE-A-01030 Residential Block A - North Elevation P04
- RODSTA-BUT-A-XX-DE-A-01031 Residential Block A - East and West Elevation P04
- RODSTA-BUT-A-XX-DE-A-01032 Residential Block A - South Elevation P04

- RODSTA-BUT-B-00-DP-A-01014 Residential Block B - Ground Floor Plan P06
- RODSTA-BUT-B-XX-DE-A-01034 Residential Block B - South and West Elevations P05

received by the City Council, as Local Planning Authority, on the 4 April 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.

23) Prior to the first occupation of the development, the siting, scale and appearance of the refuse stores for each townhouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle storage arrangements for the townhouses and apartment buildings A and B shall be carried out in accordance with drawings RODSTA-BUT-A-00-DP-A-01005 P04 and RODSTA-BUT-B-00-DP-A 01014 -2 P06 stamped as received by the City Council, as Local Planning Authority, on the 4 April 2025.

The approved details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycle parking provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

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

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing