MANCHESTER CITY COUNCIL

Planning

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Miss Lucy Furber
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Date: 16 May 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: 142931/NMC/2025
Description: Non-material amendment to planning approval reference 137074/FO/2023 to allow for landscape changes to improve the functionality and safety of the play including: Addition of new safety surface for play equipment, additional 1.8m high fencing separating the hard and soft play areas, reduction in hard surfacing towards the front of the school (by the new U7/U8 mini pitch), reconfiguration of nursery/reception external play area, and reconfiguration of sensory garden
Location: Sandilands Community Primary School, Wendover Road, Manchester, M23 9JX

I refer to your application for a non-material amendment to planning permission reference 137074/FO/2023.

The proposed non-material amendments relate to:
- Addition of new safety surface for play equipment
- Additional 1.8m high fencing separating the hard and soft play areas.
- Reduction in hard surfacing towards the front of the school (by the new U7/U8 mini pitch)
- Reconfiguration of nursery/reception external play area
- Reconfiguration of sensory garden

Following an assessment of the details submitted, the Council 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 appearance on the development within the streetscene or character of the wider area, nor on the replacement playing pitches. It is also considered that the proposals would not have any impact on the amenity of existing nearby residential properties.

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 137074/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

137074/FO/2023 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:
SRP1034-EWA-ZZ-00-D-A-0400 P3 PROPOSED LEVEL 00 GA FLOOR PLAN; SRP1034-EWA-ZZ-01-D-A-0401 P3 LEVEL 01 GA FLOOR PLAN; SRP1034-EWA-ZZ-RF-D-A-0402 P4 LEVEL 02 ROOF GA PLAN; SRP1034-EWA-ZZ-ZZ-D-A-0421 P2 ACCESS STRATEGY PLAN 01; SRP1034-EWA-ZZ-ZZ-D-A-0422 P2 ACCESS STRATEGY PLAN 02 ; SRP1034-TAC-ZZ-XX-D-E-9006 P02 EXTERNAL LIGHTING LAYOUT; SRP1034-EWA-ZZ-ZZ-D-A-9002 P2 DEMOLITION SITE PLAN; Noise Impact Assessment AEC REPORT: P4807/R1/NRS; Arboricultural Impact Assessment and Method Statement Reference: 81-240-R3-1 April 2023; Preliminary Ecological Appraisal Report Reference:81-240-R1-1 May 2023; PHASE 01 GROUND INVESTIGATION DESK STUDY (REF: SL01-R11 Rev A); PHASE 02 GROUND INVESTIGATION REPORT (REF: SL01-R12); GRM Site Investigation Works 3rd April 2023; Sandilands Primary School, Transport Statement May 2023; Sandilands Primary School, School Travel Plan May 2023; Energy Strategy Report SRP1034-TAC-ZZ-XX-T-O-0003; External Lighting Calcs PA1681 RELUX; Part L2 Compliance Report SRP1034-TAC-ZZ-XX-T-O-0010 as received by the City Council on the 24th May 2023
Crime Impact Statement 2005/1129/CIS/02 prepared by GMP as received by the City Council on the 3rd July 2023
SRP1034-EWA-ZZ-ZZ-D-A-0500 Rev C3 PROPOSED ELEVATIONS as received by the City Council on the 15th October 2024

SRP1034-EWA-ZZ-ZZ-DR-L-9003 Rev C4 LANDSCAPE PLAN as received by the City Council on the 13th 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 Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing