



Planning

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Mr Manuel Atkinson
Bernard Taylor Partnership
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

Date: 7 March 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: 142169/NMC/2025

Description: Non-material amendment application to planning approval reference 139774/JO/2024 to allow: amendment of fence lines / boundaries to create individual rear gardens for residents

Location: Land At The Junction Of Varey Street & Cross Lane, Manchester

I refer to your application for a non-material amendment to planning permission reference 139774/JO/2024.

The proposed amendments relate to the following: Non-material amendment to planning permission reference Non-material amendment application to planning approval reference 139774/JO/2024 to allow: amendment of fence lines / boundaries to create individual rear gardens for residents at Land At The Junction Of Varey Street And Cross Lane, Manchester. Following an assessment of the details submitted, we can confirm that the proposed amendments are 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 139774/JO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139774/JO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Application Form 17 Feb 2025
- b. Drawing - Site Plan 17 Feb 2025

APPLICATION FORM
106 PROPOSED

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

Should you wish to discuss the matter further, please contact Joshua Lee using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing