



Planning

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Mr Andrew Leaver
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Unit 2B Royal Mills
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Date: 31 January 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: 141891/NMC/2025

Description: Non Material Change to planning permission 138730/FO/2023 to update site levels resulting in changes to roof profile

Location: Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Foodstore And Newton Street In Newton Heath , Manchester

I refer to your application for a non-material amendment to planning permission reference 138730/FO/2023.

The proposed seeks to update site levels resulting in changes to roof profile.

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 138730/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138730/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 additional drawings:

T8170D0040I5, T8170D0041I4, T8170D0042I5, T8170D0043I5, T8170D2151I5, T8170D2251I5, T8170D3151I3, T8170D4151I5, T8170D5151I5, T8170D5251I5, T8170D6251I3, T8170D6252I3, T8170D0020I3, T8170D0030I6, T8170D0051I5, T8170D0052I5 and T8170D0053I5

all received by the City Council, as Local Planning Authority, on the 14 January 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.

11) The boundary treatments shall be carried out in accordance with drawing T8170D0040I5 received by the City Council, as Local Planning Authority, on the 14 January 2025. The approved details shall be implemented as part of each phase of the development and be in place prior to the first occupation of the relevant phase of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first occupation of each phase of the development hereby approved the relevant areas of the car parking layout as indicated on drawing T8170D0020I3 received by the City Council, as Local Planning Authority, on the 14 January 2025, shall be surfaced, demarcated and made available. The approved car parking layout shall be implemented and thereafter retained and maintained.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, 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,

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

Julie Roscoe
Director of Planning, Building Control & Licensing