



Planning

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Miss Kyra Jennings
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Trinity Court
16 John Dalton Street
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Date: 19 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: 142283/NMC/2025

Description: Non material amendment to planning permission referenced 137462/FO/2023 to allow for elevational changes and changes to the boundary treatment

Location: Land Off Parkmount Road, Greater Manchester, Harpurhey, M9 4AJ

I refer to your application for a non-material amendment to planning permission reference 137462/FO/2023.

The proposed amendments relates to the reduction in protruding horizontal brick detailing to part of the elevations to allow for a continuous cavity sock, vertical brick detailing to be flush with primary brick wall to allow for the continuity of the cavity socks in these areas, removal of rooflights and awnings, updated valley gutter detail to blocks 1-3, alteration to the bedroom windows type on the west elevation to match east elevation and alterations to the boundary wall facing the pedestrian path to comprise 900mm masonry wall with brick soldier course.

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 or material alterations to the host planning permission.

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 137462/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137462/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:

Drawings referenced:

12191-AEW-XX-XX-DR-A-0500-S2-P02-Location Plan, 12191-AEW-XX-XX-DR-A-0506-S2-P06-Ground Floor, 12191-AEW-XX-XX-DR-A-0507-S2-P02-Waste Management Strategy and 12191-AEW-XX-XX-PP-A-007-Design and Access Statement, received by the City Council as Local Planning Authority on 12 September 2023.

Drawings referenced:

Block 1A:

12191-AEW-1A-XX-DR-A-2000-S2-P012-Block 1A - Ground & First Floor GA

12191-AEW-1A-XX-DR-A-2001-S2-P012-Block 1A - Second & Roof GA

12191-AEW-1A-XX-DR-A-3000-S2-P012-Block 1A - Proposed Elevations - Sheet 1 of 2

12191-AEW-1A-XX-DR-A-3001-S2-P09-Block 1A - Proposed Elevations - Sheet 2 of 2

Block 1B:

12191-AEW-1B-XX-DR-A-2000-S2-P013-Block 1B - Ground & First GA

12191-AEW-1B-XX-DR-A-2001-S2-P013-Block 1B - Second & Roof GA

12191-AEW-1B-XX-DR-A-3000-S2-P013-Block 1B - Proposed Elevation - Sheet 1 of 2

12191-AEW-1B-XX-DR-A-3001-S2-P10-Block 1B - Proposed Elevations - Sheet 2 of 2

Block 02:

12191-AEW-02-XX-DR-A-2000-S2-P011-Block 02 - Ground & First Floor GA

12191-AEW-02-XX-DR-A-2001-S2-P011-Block 02 - Second & Roof GA

12191-AEW-02-XX-DR-A-3000-S2-P012-Block 02 - Proposed Elevations - Sheet 1 of 2

12191-AEW-02-XX-DR-A-3001-S2-P09-Block 02 - Proposed Elevations - Sheet 2 of 2

Block 03:

12191-AEW-03-XX-DR-A-2000-S2-P011-Block 03 - Ground & First Floor GA

12191-AEW-03-XX-DR-A-2001-S2-P011-Block 03 - Second & Roof GA

12191-AEW-03-XX-DR-A-3000-S2-P011-Block 03 - Proposed Elevations - Sheet 1 of 2

12191-AEW-03-XX-DR-A-3001-S2-P09-Block 03 - Proposed Elevations - Sheet 2 of 2

Block 04:

12191-AEW-04-XX-DR-A-2000-S0-P010-Block 04 - Ground & First GA

12191-AEW-04-RF-DR-A-2001-S2-P09-Block 04 - Roof Plan

12191-AEW-04-XX-DR-A-3000-S2-P15-Block 04 - Proposed Elevations - Sheet 1 of 2

12191-AEW-04-XX-DR-A-3001-S2-P12-Block 04 - Proposed Elevations - Sheet 2 of 2

Site Plans:

12191-AEW-XX-XX-DR-A-0503-P21- Proposed Site Layout - Presentation

12191-AEW-XX-XX-DR-A-0504-P10- Proposed Site Layout - Boundary Treatment

12191-AEW-XX-XX-DR-A-0505-P06-Proposed - Street Elevations.

Received by the City Council as Local Planning Authority on 28 February 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe

Director of Planning, Building Control & Licensing

