



MANCHESTER
CITY COUNCIL

Planning

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Mrs Hayley Knight
Hayley Knight Planning Ltd
205 Stockport Road
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Date: 21 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: 141740/NMC/2024

Description: Non Material Change to application reference 134715/FO/2022 to allow change of parking court surfacing material from block paving to tarmac and relocation of fence boundary for plot 1

Location: Land At Sulby Street, Manchester, M40 5HY

I refer to your application for a non-material amendment to planning permission reference 134715/FO/2022.

The proposed amendments relate to a change in the hard landscaping material for the apartment parking forecourt from block paving to tarmac and the relocation of the fence along the side boundary of plot 1 to become part of the garden for Plot 1.

Following an assessment of the details and drawing submitted, it is confirmed that part of the proposed amendments sought is considered a material change.

The City Council is not satisfied that the proposed changes to the surface material for the parking can be considered non-material and would appear different, having a detectable impact to visual amenity. The material change would also impact upon the surface water drainage proposal, agreed as part of condition 10 of the host planning permission.

As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Therefore I can confirm that the proposed amendments are hereby **refused**.

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