



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Victoria Jane Saunders
Bernard Taylor Partnership
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

Date: 11 February 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: 141911/NMC/2025

Description: Non-material amendment to planning permission reference 136203/FO/2023 to allow for the reconfiguration of rear gardens / fence lines to provide individual private spaces for residents

Location: Land At Junction Of Cross Lane, Chapman Street And Roxburgh Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 136203/FO/2023.

The proposed amendments relate to the following: Non-material amendment to planning permission reference 136203/FO/2023 to allow for the reconfiguration of rear gardens / fence lines to provide individual private spaces for residents at Land At Junction Of Cross Lane, Chapman Street And Roxburgh Street. 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 136203/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136203/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) SPECIFIED PLANS

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

a.	Drawing - Site Plan	04 Feb 2025	105 L	PROPOSED
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b. Drawing - Proposed
TREATMENT PLAN

15 Jan 2025

107 D

BOUNDARY

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