



Planning

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John McCall Architects
No1 Arts Village
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Date: 19 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: 142175/NMC/2025

Description: Non Material Amendment to planning permission 135789/FO/2022 to removal of three trees from the rear gardens of the units.

Location: Land On The Corner Of Sedgeford Road And Queens Road, Manchester M40 8TQ

I refer to your application for a non-material amendment to planning permission reference 135789/FO/2022.

The proposal seeks to amend Planning Permission 135789/FO/2022 in order to removal of three trees from the rear gardens of the units. The removal of these three additional trees is required in order to provide level access to the properties.

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 proposed relocation is within the site edged red boundaries of the original application. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Condition 9 (tree replacement strategy) has still yet to been discharged against the original planning application and any tree replacement strategy submitted to discharge this condition will take account of the additional three trees hereby approved to be removed.

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 135789/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135789/FO/2022 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 and documents:

- Proposed Boundary Treatments PL.011D
- Proposed Site Plan PL.003G

Received by the City Council, as Local Planning Authority, on the 17 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 Core Strategy.

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing