



Planning

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Jessica Ward
Bernard Taylor Partnership Ltd
Elizabeth House
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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: 141974/NMC/2025

Description: Non-material amendment to planning permission reference 137733/FO/2023 to allow: amendment to bin stores to lockable and secure; amendment to size of bike store and corresponding alterations to areas of hard standing and grass; change in colouration of fascia's to grey to match doors and windows; amendments to front door and kitchen window; and, internal alteration to include store for HWHP cylinder

Location: Land On The Corner Of Old Market Street And Domett Street, Manchester, M9 8DX

I refer to your application for a non-material amendment to planning permission reference 137733/FO/2023.

The proposed amendments relate to the following: Non-material amendment to planning permission reference 137733/FO/2023 to allow: amendment to bin stores to lockable and secure; amendment to size of bike store and corresponding alterations to areas of hard standing and grass; change in colouration of fascia's to grey to match doors and windows; amendments to front door and kitchen window; and, internal alteration to include store for HWHP cylinder at Land On The Corner Of Old Market Street And Domett 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 137733/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137733/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:

- o DS-BTP-00-SP-DR-A-3784_105.15 - Proposed Site Plan NMA
- o DS-BTP-00-E-DR-A-3784_107.7 - Proposed Street Elevations NMA
- o DS-BTP-00-SP-DR-A-3784_108.8 - Site Boundary Plan NMA
- o DS-BTP-00-SP-DR-A-3784_109.5 - Waste Management Plan NMA
- o DS-BTP-00-SP-DR-A-3784_110.2 - EV Charging Plan NMA
- o DS-BTP-01-ZZ-DR-A-3784_170.7 - House Type 5 Proposed Plans 00 NMA
- o DS-BTP-01-E-DR-A-3784_171.7 - House Type 5 Proposed Elevations 00 NMA
- o DS-BTP-01-ZZ-DR-A-3784_172.6 - House Type 5 Proposed Plans 01 NMA

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy and JP-P1 of Places for Everyone.

Should you wish to discuss the matter further, please contact Jake Walther using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing