MANCHESTER CITY COUNCIL

Planning

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Mrs Kate Limbert
Avison Young (on behalf of Wates Construction)
6th Floor
1 City Square
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LS1 2AL

Date: 8 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: 141701/NMC/2024
Description: Non material amendment to planning permission 134154/VO/2022 as amended by135846/NMC/2022, 137667/NMC/2023 and 140043/NMC/2024 to make alterations to entrance to car parking and landscaping
Location: Land To The West Of Rodney Street , Manchester, M4 6JJ

I refer to your application for a non-material amendment to planning permission reference 134154/VO/2022.

The proposed seeks to make alterations to entrance to car parking and landscaping.

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 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 134154/VO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134154/VO/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:

RODSTA-LYR-XX-ZZ-D-L-1005 Rev C03 and RODSTA-LYR-XX-ZZ-D-L-1002 Rev Rev C04 received by the City Council, as Local Planning Authority, on the 16 December 2024

RODSTA-LYR-XX-ZZ-D-L-3001 Rev C04
RODSTA-LYR-XX-ZZ-D-L-8001 RevC05
RODSTA-AME-ZZ-ZS-DR-E-63010 C03 and RODSTAAME-ZZ-ZZ-TS-E-50005 C03

RODSTA-AME-XX-ZZ-CA-E-63003 C01
RODSTA-AME-ZZ-ZZ-DR-E-61010 C14

received by the City Council, as Local Planning Authority, on the 9 December 2024

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.

13) Notwithstanding drawing RODSTA-LYR-XX-ZZ-DWG-L-8001 C05 stamped as received by the City Council, as Local Planning Authority, on the 9 December 2025, prior to any above ground works, details of the siting, scale, appearance and material for the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) Notwithstanding drawings RODSTA-LYR-XX-ZZ-DWG-L-1005 Rev C03 and RODSTA-LYR-XXZZ-DWG-L-3001 C04 stamped as received by the City Council, as Local Planning Authority, on the 9 December 2024 prior to any above ground works, details of a hard and soft landscaping treatment scheme (including the proposed size and species of trees) shall be submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of each building of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing