



Planning

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Manchester M60 2LA

Ms Kirsty Wright
Westchurch Homes Limited
Kennedy House
31 Stamford Street
Altrincham
WA14 1ES

Date: 15 October 2024

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: 141172/NMC/2024

Description: Non-Material Amendment to planning permission 134775/FO/2022 to vary Condition 34 (Boundary Treatment) to enable revised brick pier design

Location: Land Off Louisa Street, Manchester,

I refer to your application for a non-material amendment to planning permission reference 134775/FO/2022.

The revisions to the approved scheme relate changes to the boundary treatment fronting onto Louisa Street, and the widening of the approved brick piers to boundary wall fronting Louisa Street to 330mm to improve stability. In addition, it is proposed to incorporate buff colour concrete pier caps, 405mm in height, this would have the effect of increasing the overall height of the proposed piers from 1390mm to 1460mm.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the residential development, or the visual and residential amenity of the residential properties in proximity to the site, and that the associated wording of condition nos.2, and 34 are to be amended to reference the revised plan.

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 134775/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134775/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Location plan ref: EX(001) ; Received 24th August 2022.

Demolition Plan ref:DEM01;;

Proposed house Types 01 plan ref: (PL) 003;

Proposed house Types 02 plan ref: (PL) 004;

Proposed house Types 03 plan ref: (PL) 005 rev.B ;

Proposed street scenes 01 plan ref: : (PL) 006 rev.A ;

Proposed street scenes 02 plan ref: : (PL) 007 rev.A ;

Proposed street scenes 03 plan ref: : (PL) 008 rev.A ;

Proposed street scenes 04 plan ref: : (PL) 009 rev.B ;

Archaeological Desk Based Assessment for Louisa Street works ref:LP4440C-DBA-v.1.3 dated August 2022;

Broadband Connectivity Assessment;

Air Quality Assessment ref: 102868V2 dated 28th July 2022;

Crime Impact Statement Version B 19.08.2022 ref: 2022/0358/CIS/01;

Noise Impact Assessment Report No: P22-313-R01v2 dated August 2022;

Arboricultural Impact Assessment Version 1 dated 26 August 2022;

Arboricultural Constraints Appraisal Version 1 dated 1 August 2022;

Flood Risk Assessment and Drainage Strategy ref: 14921-FRA & Drainage Strategy Revision 2 dated September 2022;

Geo-Environmental Site Investigation Report Ref: A4755/22/SI dated June 2022;

Phase 1 Geo-Environmental desk Study ref: A4755/22/FDS dated June 2022;

Heritage Statement dated October 2022;

Waste Management proforma;

Transport Statement ref: 220819/SK222314/TS01(-00) dated August 2022;

Received 13th October 2022.

Letter dated from Geo- Environmental & Geotechnical ref: A4755/22 dated 21st October 2022 in regard to risks from Coal Mining;

Energy Statement rev. B dated 31.08.2022; Topographical Survey (Existing and proposed levels) ref: LEV01;

received 26th October 2022;

Outdoor lighting report ref: SHD758-SHD-HLG-LOUI-CA-EO dated 31 October 2022 ;

Section 38 street lighting design plan ref: SHD758-SHD-HLG-LOUI-DR-EO-Lighting Layout-R0 Sheet 1 of 1;

Lighting Equipment schedule ref: SHD758-SHD-HLG-LOUI-SH-EO-Lighting Schedule-R0 received 31st October 2022

Planning Statement dated November 2022 Statement received 22nd November 2022;

Cholondeley EBG (BUN-EBH) plan ref: 674-CHO-110 received 25th January 2023.

CEMP dated August 2022 Version B- 20.01.2023 received 25th January 2023;

Preliminary Ecological Appraisal and Daytime Building Inspection ref: P.17.17.22 rev.A January 2023 received 25th January 2023;

Local Labour Agreement dated 20th January 2023;

Protected species survey ref: P.1717.22 dated 1st February 2023 received 1st February 2023;

Daytime Building Inspection Report for Louisa Street P.1717.22 dated 20th March 2023 received 29th March 2023;

Bat and bird box plan ref: P.1717.22.04 received 29th March 2023.

Agent email dated 14th April 2023;
Design and Access Statement rev.C dated April 2023;
Culvert investigation report LSR-01 dated 13.04.2023;
Received 14th April 2023

Agent email 15.05.2023
Swept path Analysis MCC Specification Refuse Collection vehicle ref: SK22231-005;
Louisa Street Proposed Highway Works Stage Road Safety Audit ref: 2023/WH/1867 ;
received 15th May 2023

Landscaping proposal plan ref: 6989.01 rev. k (notwithstanding colouration of bitmac to dwellinghouse driveways);
Proposed site plan ref: (PL) 001 rev.P);
Construction Build Route plan ref: CBR01 rev.C ;
EVCP plan ref: EVCP01 rev.E;
Materials Plan MAT 01 rev.E
received 23rd May 2023

Updated Affordable Housing Statement (42 social rent and 29 rent to buy)
Housing Tenure plan ref: TEN01 rev.H ;
received 31st May 2023

Boundary treatments plan ref: BT01 rev. G received 2nd June 2023

Bat Activity Surveys and Mitigation Strategy ref: 2023-107 Version 2 dated June 2023
received 5th June 2023

AS AMENDED BY :

Boundary treatments plan ref: BT01 rev. L received 7th October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) a) The boundary treatment to the front of properties shall be implemented in accordance with the details on plan ref: Boundary treatments plan ref: BT01 L .

b) Finalised elevational designs of the other boundary treatments annotated on Boundary treatments plan ref: BT01 L shall be submitted to and approved in writing by the City Council as local planning authority, prior to implementation.

c) A programme for the sequenced delivery of boundary treatments.

The approved scheme shall be implemented in full before the dwellings are first occupied and retained as such thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Should you wish to discuss the matter further, please contact Sue Wills 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