



Planning

Robert Griffin
Telephone: 0161 234 4527
robert.griffin@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Miss Jane Leach
iarchitect Limited
18 Vaughan Road
Manchester
M21 0YL

Date: 13 December 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: 141510/NMC/2024

Description: Non-material amendment to planning approval reference 127016/FO/2020 to allow the installation of two new electrical boilers instead of two gas boilers to two of the upper floor flats which includes omitting two flues through the roof along with the internal rerouted flue pipes

Location: 363 Wilmslow Road, Manchester, M14 6XU

I refer to your application for a non-material amendment to planning permission reference 127016/FO/2020.

The proposed amendment relates to the removal of two boiler flues set within the rear roof slope to the property.

Following an assessment of the details submitted, the Council can confirm that the proposed amendment is 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 have no significant material impact upon the appearance on the development within the streetscene or character of the wider area. It is also considered that the proposals would not have any impact on the amenity of any existing residential properties.

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 127016/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127016/FO/2020 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:

363-OD-0102 01 Proposed and Existing site plan - as received on the 28th May 2020

363-OD-0110 Rev 02 Cross Section (As Proposed)
363-OD-0111 Rev 02 Interior Details (Sheet 1)
363-OD-0112 Rev 02 Interior Details (Sheet 2)
363-OD-0113 Rev 02 Window Details (Sheet 1)
363-OD-0114 Rev 02 Window Details (Sheet 2)
363-OD-0115 Rev 02 Front Steps Details
363-OD-0116 Rev 02 External Works Details
363-OD-0117 Rev 01 Window Details (Sheet 3)
363-OD-0119 Rev 01 Replacement Window Shutters
363-OD-0120 Rev 01 Window Shutters (View)
363-OD-0121 Rev 01 Suspended Ceiling Datasheets
All as received via email on the 14th September 2020

363-OD-0109 Rev 03 Elevations (As Proposed) received via email on the 17th October 2020 together with the hand drawn annotations received by the City Council on the 14th November 2024 omitting the two boiler flues on the rear roof from installation
363-OD-0118 Rev 02 Roof Details - both as received via email on the 17th October 2020

363-OD-0108 Rev 04 Floor Plans (As Proposed)- as received via email on the 20th May 2021

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 Robert Griffin 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