



Planning

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Mr Daniel Tomlinson
GWP Architecture
1 Lidgett Lane
Leeds
LS8 1PQ

Date: 19 November 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: 141411/NMC/2024

Description: Non material amendment to planning permission referenced 136324/FO/2023 to allow minor elevational alterations, removal of entrance ramp and changes to bin store and boundary treatment , ,

Location: The Rossett, 123 Palatine Road, Manchester, M20 3YA

I refer to your application for a non-material amendment to planning permission reference 136324/FO/2023.

The proposed amendments relate to changes to the corner windows and brick detailing due to thermal bridging, the removal of the entrance ramp, changes to the size of the bin stores and changes to the boundary treatment following the bin store changes.

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 or material alterations to the host planning permission.

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 136324/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136324/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, received by the City Council as Local Planning Authority on 15 November 2024:

(515)2330-GWP-XX-00-D-A-(00)-0005_Proposed Site Plan-P05;

(515)2330-GWP-XX-XX-D-A-(90)-1002_Proposed Boundary Treatments-P02;

(515)2330-GWP-XX-XX-D-A-(100)-0024_Corner Masonry Setting Out Principles-P04;
(515)2330-GWP-XX-XX-D-A-(00)-0012_New Build Proposed Elevation E-04-P05;
(515)2330-GWP-XX-XX-D-A-(00)-0010_New Build Proposed Elevation E-02-P05;
(515)2330-GWP-XX-XX-D-A-(00)-0011_New Build Proposed Elevation E-03-P05;
(515)2330-GWP-XX-00-D-A-(00)-0006_New Build Proposed Ground Floor Plan-P04;
(515)2330-GWP-XX-01-D-A-(00)-0007_New Build Proposed First Floor Plan-P04;
(515)2330-GWP-XX-02-D-A-(00)-0008_New Build Proposed Roof Plan-P04.

And, drawing referenced:

(515)2330-GWP-XX-XX-D-A-(00)-0009_New Build Proposed Elevation E-01-P06,
received by the City Council as Local Planning Authority on 19 November 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.

Should you wish to discuss the matter further, please contact Steven McCoombe 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