MANCHESTER CITY COUNCIL

Planning

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Mr Nick Berry
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Date: 4 September 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: 140739/NMC/2024
Description: Non-material amendment to the wording of condition 49 (Off site highways) attached to Planning Permission 128911/FO/2020 as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023, and 138242/NMC/2023.
Location: 32 - 34 Laystall Street, Manchester, M1 2JZ

I refer to your application for a non-material amendment to planning permission reference .

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Reason 2: The proposed amendments relate to changes to planning condition 49

The re-wording of condition 49 is required to reflect the programme due to the phasing of the construction period. As part of the condition wording a car club bay is required to be provided and space for the bay on Laystall Street has been agreed with MCC Highways. However the agreed bay is currently subject to a temporary stopping up order (TTRO) and is not due to be released prior to
occupation. An alternative location close enough to site cannot be identified.This means that while the highways works agreed through the S278 process generally can be complete prior to occupation, the car club bay cannot be in place until around 12 months after completion when the TTRO has been lifted.

Thus the condition is to be amended to enable it to be fully discharged later in the project's delivery to ensure the project is not being progressed in contravention of the conditions as they are currently written.

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

49) NEW BUILD - Notwithstanding the details contained within condition 2 above , prior to the occupation of the residential element (Phase 1) of the development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

Footway reinstatement/resurfacing/widening/materials/dropped kerbs and tactiles, relocation of any parking bays (at the applicants expense) or payment of commuted sums and the provision of an accessible car club bay

The approved scheme shall be implemented and be in place prior to the first occupation, with the exception of the accessible car club bay
which is to be installed within 12 months of occupation

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing