MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Larna Smith
Avison Young
11 York Street
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Date: 13 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: 141325/NMC/2024
Description: Non-material amendment to Conditions 2 (List of Plans), 14 (Materials) and 15 (Landscaping) attached to planning application 139860/JO/2024, to reposition feeder pillars, power bank, ACU, Air/Water Machine and changes to materials
Location: Corner Of Reliance Street And Oldham Road, Manchester, M40 1EZ

I refer to your application for a non-material amendment to planning permission reference 139860/JO/2024.

The proposed amendments relate to:
1. relocation of the feeder pillar and power banks;
2. relocation of the air conditioning unit (AC Unit);
3. relocation of the air and water machine (for motor vehicles);
4. introducing a 'Energy Green RAL 150 60 60' colouring option to the canopies;
5. introducing a timber materials to the canopies ;
6. amending the approved buff coloured tarmac with black tarmac;
7. amending the approved galvanised powder coated steel edging with a locally sourced reclaimed red brick
8. Re-arranged landscaping on site with no reduction in landscaped areas or proposed planting

Following an assessment of the details submitted, the Council 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 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 nearby 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 139860/JO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

139860/JO/2024 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:
Drawing references:
Oldham Road - Discharge of Condition 14 (Materiality) OCTOBER 2024 received 21st October 2024
DR-A-3.1001 P19 PROPOSED SITE PLAN
612 - AT - ZZ - XX - DR - A - 3.2001 P10 EAST ELEVATION
612 - AT - ZZ - XX - DR - A - 3.2002 P9 WEST ELEVATION
612 - AT - ZZ - XX - DR - A - 3.2003 P8 SOUTH ELEVATION
612 - AT - ZZ - XX - DR - A - 3.2004 P8 NORTH ELEVATION
612 - AT - ZZ - XX - DR - A - 3.3001 P7 SECTION AA
612 - AT - ZZ - GR-DR - A -3.1002 P10 ROOF PLAN
L_101 F PLANTING PLAN
All as received by the City Council as local planning authority on the 21st October 2024

Planting schedule 10.06.2024 Revision D
Be.EV - RELIANCE STREET . MANCHESTER 07 06 2024 REVISION G PLANTING - UPDATED LAYOUT
BE.ev Reliance Street, five year maintenance and management plan, FFLO Landscape Architects, 19 06 24 Revision B
Biodiversity Net Gain Assessment, Reliance Street, Manchester, Issued: June 2024 Lucion Delta-Simons Project No: 87687.544956
Design and Access Statement June 2024 Rev G
STEON - Neon Flex Steon Datasheet - 3
STEON - Harrier LED Steon Datasheet - 8
900350-002 Rev 3 Electricity North West
A3 ENW MM 02 GA Envico Engineering Ltd
All as received by the local planning authority on the 21 June 2024

CDN/24/0369 -Condition discharge document - : Noise Impact Assessment, Reliance Street, Manchester, Issued: April 2024, Lucion Delta-Simons Project No: 87687.544957 As received by the local planning authority on 7th May 2024

CDN/23/0645 - Condition discharge document - Outline Construction Management Plan 22nd September 2023 and including revised site logistics plan and Traffic Management Plan received by the local planning authority on 16th January 2024

CDN/23/0602 - Condition discharge documents - United Utilities Risk Assessment Guidance, Remediation & Verification Strategy March 2023, prepared by Delta-Simmons, Geo-Environmental Risk Assessment December 2022, prepared by Delta-Simmons, Preliminary Geo-Environmental Risk September 2022, prepared by Delta-Simmons received on the 4th September 2024

Local Labour Agreement ref PP-11652074 prepared by Avision Young
Noise Impact Assessment prepared by Delta-Simons Project No: 22-1496.03 87687.544957 Issued 17th May 2023 (Issue no.4)
Preliminary Geo-Environmental Risk Assessment prepared by Delta-Simons Project No: : 22-1496.01 Issued 27th September 2022 (Issue No.1)
Geo-Environmental Risk Assessment prepared by Delta-Simons Project No: 22-1496.04 / 87687.546937 Issued 22nd December 2022 (Issue No.1)
Remediation & Verification Strategy prepared by Delta-Simons Project No:87687.557155 Issued 16th March 2023 (Issue No.1)

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.

14) The development hereby approved shall be carried out in accordance with the schedule of materials as detailed within the document titled "Oldham Road - Discharge of Condition 14 (Materiality) OCTOBER 2024" as received by the City Council as local planning authority on the 21st October 2024.

Reason -In the interests of the visual amenity and character of the area pursuant to policy DM1 and SP1 of the Core Strategy.

15) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references: L_101 Rev F, 10 06 2024 REVISION G PLANTING - UPDATED LAYOUT, Landscape Maintenance and Management Plan 19 06 24, and "Oldham Road - Discharge of Condition 14 (Materiality) OCTOBER 2024"; shall be implemented not later than 12 months from the date of commencement of works. 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 Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing