



Planning

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Mrs Victoria Jane Saunders
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Date: 9 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: 140756/NMC/2024

Description: Non-material amendment to planning permission reference 137485/FO/2023 to allow for the inclusion of EV charging points to all parking spaces; together with amendments to window arrangement to the rear of the apartment building

Location: Greenbrow Road Social Club, Greenbrow Road, Manchester, M23 2TU

I refer to your application for a non-material amendment to planning permission reference 137485/FO/2023.

The proposed amendments relate to the inclusion of EV charging points to all parking spaces; together with amendments to window arrangement to the rear of the apartment building.

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 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 137485/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137485/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:

116 '3B5P House Floor Plan T1'; 117 '3B5P House Elevations T1'; 119 '3B5P House Floor Plan T2'; 120 '3B5P House Elevations T2'; 122 '4B6P House Floor Plans'; 123 '4B6P House Elevations'; All as received by the City Council on the 5th July 2023

104 Waste Management Plan as received by the City Council as local planning authority on the 29th August 2023

106 Rev B 'Boundary Treatment Plan'; 111 Rev A '2B4P House Elevations T1'; 110 Rev A 'House Floor Plans T1' ; 113 Rev A '2B4P House Floor Plans T2'; 114 Rev A 2B4P 'House Elevations T2'; Design and Access Statement Greenbrow Social Club, Wythenshawe, Manchester M23 2TU June 2023 Rev A (Sept 2023); all as received by the City Council as local planning authority via email on the 2nd October 2023

102 Rev A 'Site Clearance Plan'; Arboricultural Impact Assessment and Method Statement, Greenbrow Social Club, Wythenshawe, Reference: 80-980-R1-2, Date: October 2023 prepared by E3P all as received by the City Council as local planning authority via email on the 6th October 2023

Affordable Housing Statement prepared by WCHG as received by the City Council as local planning authority on the 11th October 2023

7007.01 Rev A 'Landscape Proposals' as received by the City Council as local planning authority on the 9th November 2023

GR-BTP-00-SP-DR-A-3953_203 Rev B Proposed Site Plan
GR-BTP-06-GF-DR-A-3953_250 Rev B - Flat Block Ground Floor Plan GA
GR-BTP-06-1F-DR-A-3953_251 Rev C - Flat Block First Floor Plan GA
GR-BTP-06-2F-DR-A-3953_252 Rev C - Flat Block Second Floor Plan GA
GR-BTP-06-RF-DR-A-3953_258 - Flat Block Roof Plan Setting Out
GR-BTP-06-E-DR-A-3953_284 Rev A - Flat Block Elevations 1 of 2
GR-BTP-06-E-DR-A-3953_285 Rev A - Flat Block Elevations 2 of 2
All as received by the City Council as local planning authority on the 12th August 2024

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,



Julie Roscoe
Director of Planning, Building Control & Licensing