



Planning

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MDA General
Michael Dyson Associates Ltd.
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Date: 22 August 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: 140613/NMC/2024

Description: Non-material amendment to planning approval reference 137919/FO/2023 to amend the siting of the location of the driveway for Plot 2, amending proposed footpaths location and alteration of window mullions

Location: Willow Park Housing Trust, 34 Benchill Road, Manchester, M22 8LF

I refer to your application for a non-material amendment to planning permission reference 137919/FO/2023.

The details of the proposed amendments are:-

- a) Amendments to the siting of the location of the driveway for Plot 2
- b) Amendments to the location of proposed footpaths
- c) Alteration of window mullions.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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 137919/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137919/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings received on 25 August 2023:

- a) 8933-MDA-APT-XX-DR-A-100 - Apartment Block Proposed Plans
- b) 8933-MDA-2B3P-XX-DR-A-110 rev A - Bungalow 2B3P Proposed Floor Plan
- c) 8933-MDA-2B4P-XX-DR-A-120 - House Type 2B4P Proposed Floor Plans
- d) 8933-MDA-3B5P(a)-XX-DR-A-130 - House Type 3B5P (a) Proposed Floor Plans
- e) 8933-MDA-3B5P(b)-XX-DR-A-140 - House Type 3B5P (b) Proposed Floor Plans
- f) 8933-MDA-4B8P-XX-DR-A-150 rev A - House Type 4B8P Proposed Plans & Elevations
- g) 8933-MDA-ST-XX-I-A-700 - Proposed Site Visuals
- h) 8933-MDA-ST-XX-I-A-701 - Proposed Site Visuals
- i) 8933-MDA-ST-XX-I-A-702 - Proposed Site Visuals
- j) 8933 Rev B -Design and Access Statement

and the following drawings received on 25 July 2024:

- k) 9031-MDA-AB-ZZ-DR-A-201 rev C02 - Proposed Side Elevations - AB
- l) 9031-MDA-2B3P-ZZ-DR-A-210 rev C05 - Proposed Elevations - HT 2B3P M4(3)
- m) 9031-MDA-2B4P-ZZ-DR-A-220 rev C04 - Proposed Elevations - HT 2B4P
- n) 9031-MDA-3B5P(a)-ZZ-DR-A-230 rev C05 - Proposed Elevations - HT 3B5P(a)
- o) 9031-MDA-3B5P(b)-E-DR-A-240 rev C04 - Proposed Elevations - HT 3B5P(b)
- p) 9031-MDA-4B8P-ZZ-DR-A-260 rev C05 - Proposed Elevations - HT 4B8P(a)
- q) 9031-MDA-AB-ZZ-DR-A-200 rev C04 - Proposed Elevations Front & Rear - AB

and the following drawings received on 7 August 2024:

- r) 8933-MDA-ST-XX-DR-A-903 rev I - Proposed Boundary Treatment
- s) 8933-MDA-ST-XX-DR-A-902 rev K - Proposed Site Plan
- t) 8933-MDA-ST-XX-DR-A-910 rev A - Proposed Landscape Plan

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 David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing