



Planning

Jennifer Connor
Telephone: 0161 234 4545
jennifer.connor@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Thomas Miller
Anwyl Homes
Anwyl House
Clos Dewi Sant
St Davids Park
Ewloe
CH5 3DT

Date: 3 July 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: 140204/NMC/2024

Description: Non-material amendment to planning approval reference 135604/FO/2022 to enable: detaching plots 7, 8, 32, 33, 47, 48, 59 & 60, the repositioning of the following Plots 7-10, 29-34, 47-52, 57-61 and Garages to plots 6-9, 30-34, 48 & 58-61

Location: Land To The Rear Of 354 Wilbraham Road, Manchester,

I refer to your application for a non-material amendment to planning permission reference 135604/FO/2022.

The proposed amendments relate to detaching plots 7, 8, 32, 33, 47, 48, 59 & 60, the repositioning of the following Plots 7-10, 29-34, 47-52, 57-61 and Garages to plots 6-9, 30-34, 48 & 58-61

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 135604/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135604/FO/2022 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:

Application form, relevant land ownership certificate (duly signed) and relevant planning application fee;
Covering letter prepared by Asteer Planning;
Supporting Planning Statement (including Affordable Housing Statement) prepared by Asteer Planning;
Agronomy Report prepared by STRI;
Air Quality Assessment prepared by Redmore Environmental;
Aboricultural Impact Assessment and Arboricultural Method Statement prepared by Tyler Grange;
Broadband Connectivity Assessment prepared by GTech Surveys;
Construction Environmental Management Plan prepared by Anwyl Homes;
Crime Impact Statement prepared by Greater Manchester Police;
Design and Access Statement (including Residential Standards Statement, Waste Management Strategy, Blue and Green Infrastructure Statement) prepared by APD;
Ecological Impact Assessment prepared by Tyler Grange;
Ecological Enhancement Strategy prepared by Tyler Grange;
Environmental Standards Statement prepared by Watt Energy;
EV Charging Specification;
Flood Risk Assessment and Drainage Strategy prepared by RSK;
Heritage Statement prepared by RPS;
Landscape Ecological Management Plan prepared by Tyler Grange;
Landscaping scheme prepared by Tyler Grange;
Lighting Impact Assessment prepared by BWB;
Local Labour Proposal prepared by Anwyl Homes;
Noise Impact Assessment prepared by E3P;
Playing Pitch Mitigation Strategy prepared by Sports Planning Consultants;
Phase I Geoenvironmental Site Assessment prepared by E3P;
Phase II Geoenvironmental Site Assessment prepared by E3P;
Statement of Community Involvement prepared by UK Networks;
Transport Assessment prepared by Focus; and,
Television and Radio Reception Impact Assessment prepared by GTech Surveys.
Waste Proforma prepared by APD
Demolition Plan DP01 Rev A APD
Existing Site Layout ES01 Rev A APD
Housetype Pack HT01 APD
Location Plan LP01 Rev C APD
Illustrative Sections SE01 Rev B APD
Illustrative Street Scenes SS01 APD
Key Plan - Illustrative Streetscenes KP01 APD

Received 28 November 2022

Affordable Housing Layout AF01 Rev D
Boundary Treatment Plan BT01 Rev E
EV Charging Point Layout EV01 Rev D
Hard Surfacing Layout HS01 Rev D
Land Use Plan LU01 Rev C
Materials Layout ML01 Rev D
Waste Management Plan WM01 Rev D
Planning Layout PL01 Rev G
Driveway Dimension Layout DD01 Rev C
Drainage Appraisal 10-01 Rev P7
Soft Landscape Drawing (1 of 3) 14807_P05(1) Rev A
Soft Landscape Drawing (2 of 3) 14807_P05(2) Rev C

Soft Landscape Drawing (3 of 3) 14807_P05(3) Rev A
Completed Construction Local Labour KPI Proposal and Reporting Template
Updated Waste Proforma
Updated Phase I Desk Study 15-811-R1-6 Dated: January 2023
Updated Phase II Geoenvironmental Site Assessment 15-811-R2-6 Dated: January 2023
Remediation and Enabling Works Strategy 15-811-R3-2 Dated January 2023
Archaeological Evaluation SA/2023/1
Updated BNG Metric

Received 26 January 2022

Planning Layout Revision E
Cartmel Detached A_CART_C-1

Received 05 June 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 Jennifer Connor using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing