MANCHESTER CITY COUNCIL

Planning

Katie Raw
Telephone: 0161 234 4164
katie.raw@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Sinisa Nedeljkovic
MCC
MEAP Office
Philips Park Road
Manchester
M11 3FU

Date: 3 May 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: 139746/NMC/2024
Description: Non-material amendment to planning permission reference 136610/FO/2023 to allow amendment to retaining wall and foundation design
Location: 68 Heathbank Road, Manchester, M9 0NB

I refer to your application for a non-material amendment to planning permission reference 136610/FO/2023.

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 136610/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136610/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The details of the proposed amendment relate to amendment to retaining wall and foundation design.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 28 March 2023.
-Drawing- Proposed- Drawing (Pollock Steplift), stamped as received by the City Council as Local Planning Authority on 28 March 2023.
-Drawing- Proposed- Floor Plan- Rev 2, stamped as received by the City Council as Local Planning Authority on 27 April 2023.
-Drawing- Existing & Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 28 March 2023.
-Drawing- Existing & Proposed- Elevations- Left Gable, stamped as received by the City Council as Local Planning Authority on 28 March 2023.

-Drawing- Existing & Proposed- Elevations- Right Section, stamped as received by the City Council as Local Planning Authority on 28 March 2023.
-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 28 March 2023.
-Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 28 March 2023.

As amended by:
-Application for a Non-Material Amendment following a Grant of Planning Permission, stamped as received by the City Council as Local Planning Authority on 5 April 2024.
-Drawing- Proposed- Retaining Wall Option 1, numbered FS 4904/S/1001 P1, stamped as received by the City Council as Local Planning Authority on 5 April 2024.
-Drawing- Proposed- Raft Foundation, numbered FS 4904/S/1004 P1, stamped as received by the City Council as Local Planning Authority on 5 April 2024.

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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

Should you wish to discuss the matter further, please contact Katie Raw using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing