



Planning

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Ms Eithne FitzGerald
Deloitte LLP
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Manchester
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Date: 2 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: 139842/NMC/2024

Description: Non material amendment to planning permission 125681/FO/2019 (as amended by 132527/NMC/2021 and 136545/NMC/2023) to the amend wording of the Condition 2 and 11 to alter landscaping details

Location: Site Bound By Thompson Street To The North East, Oldham Road To The South, Bendix Street To The South West And A Building Occupied By Turning Point To The North West , Manchester

I refer to your application for a non-material amendment to planning permission reference 125681/FO/2019.

The proposed amendment seeks to amend wording of the Condition 2 and 11 to alter landscaping details.

Following an assessment of the details submitted, I 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 not result in any significant material alterations to the planning approval.

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 125681/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125681/FO/2019 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 additional drawings and documents:

- D480-LAY-EX-GF-DR-L-3001_SOFTWORKS GA_S3 received by the City Council, as Local Planning Authority, on the 22 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 Core Strategy.

11) (a) Notwithstanding Drawings 136_LYR_XX_12_DEG_L_1003 Rev 1 and 136-LYRX-X-XX-DWG-L-5001 Rev 1 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019 and D480-LAY-EX-GF-DR-L-3001_SOFTWORKS GA_S3 received by the City Council, as Local Planning Authority, on the 22 April 2024, prior to the first occupation of this development, details of hard and soft landscaping treatments (including street trees and appropriate samples of hard landscaping materials) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. 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 Jennifer Atkinson 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