



Planning

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Mrs Kate Limbert
Avison Young (on behalf of Wates Construction)
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Date: 29 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: 140043/NMC/2024

Description: Non-Material Amendment to planning permission 137668/JO/2023 (as amended by 135846/NMC/2022 and 137667/NMC/2023) consisting of an amendment to the design and position of the town house windows.

Location: Land To The West Of Rodney Street , Manchester, M4 6JJ

I refer to your application for a non-material amendment to planning permission reference 134154/VO/2022.

The proposed amendment seeks to amend the design and position of the town house windows

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 134154/VO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134154/VO/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 additional drawings and documents:

- RODSTA-BUT-ZZ-00-DP-A-01001- P03 Proposed Site Plan and Block Plan
- RODSTA-BUT-T-00-DP-A-01022- P03 Townhouses - Ground Floor Plan
- RODSTA-BUT-T-01-DP-A-01023 P03 Townhouses - First Floor Plan
- RODSTA-BUT-T-02-DP-A-01024-P03 Townhouses - Second Floor Plan
- RODSTA-BUT-TA-XX-DE-A-01035-P03 Townhouse - Block A Elevations

- o RODSTA-BUT-TA-XX-DE-A-01036-P02 Townhouse - Block B Elevations
- o RODSTA-BUT-T-XX-DZ-A-01044-P03 Townhouses - Bay Elevation and Section 1
- o RODSTA-BUT-T-XX-DZ-A-01045-P03 Townhouses - Bay Elevation and Section 2
- o RODSTA-BUT-T-XX-DP-A-01062-P02 Townhouses - Unit Types
- o RODSTA-BUT-ZZ-ZZ-DE-A-01073- P04 - Proposed Street Elevations
- o RODSTA-BUT-XX-XX-VS-A-01082 -P02 - Visual 3 - Jersey Street View
- o Design and Access Statement addendum - Townhouse Window Update - PL3 [new document]

received by the City Council, as Local Planning Authority, on the 17 May 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.

12) The window reveals and soffits for the development shall be carried out in accordance with drawings RODSTA-BUT-A-XX-DZ-A-01040-PL2, RODSTA-BUT-A-XXDZ-A-01041-PL2, RODSTA-BUT-B-XX-DZ-A-01042- PL2, RODSTA-BUT-B-XX-DZ-A-01043-PL2 received by the City Council, as Local Planning Authority, on the 19 August 2022 (Apartments) and drawings RODSTA-BUT-T-XX-DZ-A-01044 P03 and RODSTA-BUT-T-XX-DZ-A-01045 P03 received by the City Council, as Local Planning Authority, on the 17 May 2024.

The extent of the window reveals and detailing will be as follows:

- Full brick reveal and full brick soffit.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing