



Planning

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Mrs Suzanne Belfield
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Date: 16 April 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: 139254/NMC/2024

Description: Non-Material Amendment to Planning Permission 135609/JO/2022 to allow for revisions to the design of the proposed dwellinghouses

Location: Oakwood Resource Centre, 177 Longley Lane, Manchester, M22 4HY

I refer to your application for a non-material amendment to planning permission reference 133576/FO/2022.

The details of the proposed amendments are:-

1. Amendments to windows to comply with current Building Regulations.
2. House Type 2 and 3 bathroom window position, amended to suit change of toilet and sink.
3. Corbel band on House Type 2 and 3, amended to return only 890 mm.

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 133576/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133576/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Condition 2) The development hereby approved shall be carried out in accordance with the following drawings:

- a) P-00A, received on 25 May 2022
- b) P-01D, received on 29 November 2022
- c) P-05A, received on 21 April 2022
- d) P-06C, received on 29 November 2022
- e) P-07 and P-08, received on 25 May 2022
- f) C10 Rev G - Type 1 Plans, received on 14 February 2024
- g) C11 Rev E - Type 1 Elevations, received on 14 February 2024
- h) C12 Rev G - Type 2 Plans, received on 14 February 2024
- i) C13 Rev E - Type 2 Elevations, received on 14 February 2024
- j) C14 Rev G - Type 3 Plans, received on 20 February 2024
- k) C15 Rev E - Type 3 Elevations, received on 20 February 2024
- l) C21 - Type 2A Plans, received on 14 February 2024
- m) C22 - Type 2A Elevations, received on 14 February 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.

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