



Planning

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Manchester M60 2LA

Mr Stephen Morgan-Hyland
Sevo Planning Limited
Withington Works
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Date: 12 March 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: 139334/NMC/2024

Description: Variation of condition no. 24 (affordable housing) attached to planning permission ref: 135508/JO/2022 to allow for alternative wording

Location: Car Park To The Rear Of Chorlton Irish Club , Cross Road, Manchester, M21 9DJ

I refer to your application for a non-material amendment to planning permission reference 135508/JO/2022.

The proposed amendment relates to a change to the wording of condition 24 'Affordable Housing' to include the exclusions and exemptions that would be applicable to the affordable housing provided at the development.

Following an assessment of the details submitted, the City Council can confirm that the proposed amendment is 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 are minor in nature and would not have any impact on the residential amenity of nearby properties or on the visual amenity of the wider local area and would not fundamentally alter the provision of affordable housing at the development.

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 135508/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135508/JO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

24) Prior to the commencement of the development, a scheme for the provision of affordable housing as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, or any amended scheme in relation to the tenure mix subsequently approved in writing by the City Council as local planning authority, and

shall meet the definition of affordable housing in Annex 2 of the NPPF (or any future guidance that replaces it). The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of a minimum 20% of the dwelling houses;
- ii. the timing of the construction of the affordable housing;
- iii. a strategy to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The affordable housing scheme shall be implemented as part of the development and thereafter observed subject to the following exclusions and exemptions:

- a) The affordable housing scheme shall not be binding upon a mortgagee, chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (however appointed) including a housing administrator (each a receiver) of the whole or any part of the affordable housing or any persons or bodies deriving title through such mortgagee or chargee or receiver.
- b) The affordable housing scheme which is the subject of this condition shall cease to apply (and shall be of no further effect) to any dwelling that has been acquired by an individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing