



Planning

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Mr Alex Webster-Brown
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Date: 18 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: 139801/NMC/2024

Description: Non-material amendment to planning approval reference 136127/JO/2023 to allow amendments to: Rearrangement of stair core to allow for compliant fire escape distances; adjustments to the position of bedroom windows; Doors and windows on east elevation; adjustment to flat roof above external second floor terrace on west elevation

Location: Yew Tree Manor, Yewtree Lane, Manchester, M23 0EA

I refer to your application for a non-material amendment to planning permission reference 136127/JO/2023.

The proposed amendments relate to: internal changes to reduce distances to fire escape routes; consequential amendments to window and door arrangements on the east elevation; together with an update to the roof design to a flat roof over external second floor terrace.

Following an assessment of the details submitted, the Council 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 have no significant material impact upon the appearance on the development within the streetscene or character of the wider area. It is also considered that the proposals would not have any impact on the amenity of any existing residential properties.

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 136127/JO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136127/JO/2023 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 drawings and documents:

Landscape Layout reference 201 Rev C

As received by the City Council as local planning authority on the 11th October 2022

Proposed Site sections reference L0206-130 Rev B

Proposed site plan reference L0206-105 Rev C

As received by the City Council as local planning authority on the 7th October 2022

Recycle Store reference L0206-114 Rev A

All as received by the City Council as local planning authority on the 7th September 2022

Bat Emergence Survey prepared by Rachel Hacking Ecology September 2022

As received by the City Council as local planning authority on the 20th September 2022

Road Safety Audit Stage 1 reference Highway Associates 2022/CR/1667

As received by the City Council as local planning authority on the 23rd September 2022

Environmental Standards Statement prepared by BWB

Lighting Impact Assessment prepared by BWB

Crime Impact Statement prepared by GMP design for security reference

2022/0268/CIS/01 Rev A

As received by the City Council as local planning authority on the 8th July 2022

Television and Radio Reception Impact Assessment prepared by GTech Surveys Limited

Local Labour Agreement Undertaking dated 23/06/2022

Site Waste Management Proforma ref PP-11332213 prepared by Cameron Rose Associates

Geo Environmental Investigation prepared by Earth Environmental and Geotechnical

Report Ref: A4701/22/SI/V2 June 2022

Noise Impact Assessment ref 220454 prepared by BWB

Arboricultural Survey prepared by ACS Consulting dated June 2022

Extended Phase1 Habitat Survey and Daytime Bat Survey prepared by Rachel Hacking Ecology April 2022

Proposed basement plan L0206-110 As received by the City Council as local planning authority on the 29th June 2022

Boundary Treatment Plan reference L0206-106 Rev C and Landscape Layout reference

101 Rev E both as received by the City Council as local planning authority on the 2nd February 2023

The approved Drawings and Documents associated with Condition Discharge reference CDN/22/0923

The approved Drawings and Documents associated with Condition Discharge reference CDN/23/0159

23-2516(22)001-C05-Ground Floor and Basement GA Floor Layouts

23-2516(22)002-C03-First Floor GA Floor Layout

23-2516(22)003-C03-Second Floor GA Floor Layout

23-2516(21)001-C02-Proposed GA Elevations (Colour) Sheet 1 of 2

23-2516(21)002-C04-Proposed GA Elevations (Colour) Sheet 2 of 2

All as received by the City Council on the 17th 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.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing