



Planning

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Mr P Garner
Garner Town Planning Ltd
24A Market Street
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Date: 22 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: 139259/NMC/2024

Description: Non-material amendment to Planning application 131708/FO/2021 to make elevational alterations.

Location: 87 Rochdale Road, Manchester, M4 4JD

I refer to your application for a non-material amendment to planning permission reference 131708/FO/2021.

The proposal seeks to to make elevational alterations.

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 131708/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131708/FO/2021 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:

12882-AEW-SI-00-DR-A-0550-S2-P01-Site Plan - Ground Floor Level
12882-AEW-B1-00-DR-A-0552-S2-P01-Ground Floor General Arrangement Plan
12882-AEW-B1-B1-DR-A-0551-S2-P01-Basement Level
12882-AEW-XX-XX-DR-A-0503-S2-P01-Elevation DD Block 01 & 02 West
12882-AEW-XX-XX-DR-A-0501-S2-P01-Elevation BB Block 01 & 02 East
12882-AEW-B1-XX-DR-A-0502-S2-P01-Elevation CC Block 01 North
12882-AEW-B1-XX-DR-A-0504-S2-P01-Elevation EE Block 01 South
12882-AEW-B2-XX-DR-A-0500-S2-P01-Elevation AA Block 02 South
12882-AEW-B2-XX-DR-A-0505-S2-P01-Elevation FF Block 02 North

12882-AEW-B1-XX-DR-A-0506-S2-P01-B01 Bay Study 01
12882-AEW-B2-XX-DR-A-0507-S2-P01-B02 Bay Study 02
12882-AEW-B2-XX-DR-A-0508-S2-P01-B02 Bay Study 03
12882-AEW-B3-XX-DR-A-0553-S2-P01-B03 - Duplex Coachhouse Floor Plans
12882-AEW-B3-XX-DR-A-0554-S2-P01-B03 - Duplex Coachhouse Elevations
12882-AEW-B4-XX-DR-A-0555-S2-P01-B04 - Duplex Townhouse Floor Plans
12882-AEW-B4-XX-DR-A-0556-S2-P01-B04 - Duplex Townhouse Elevations
received by the City Council, as Local Planning Authority, on the 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 Core Strategy.

35) Prior to the first occupation of the residential element of the development hereby approved, the car parking spaces, as indicated on drawing 136-JMA-MP-LG-P-A022199 as received by the City Council, as Local Planning Authority, on the 14 February 2024 shall then be implemented, made available and remain in situ for as long as the development remains in use.

Reason - To ensure sufficient disabled car parking and disabled parking is available for occupants of the development pursuant to policies SP1, T1, 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