MANCHESTER CITY COUNCIL

Planning

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Ms Katie Daniels
Euan Kellie Property Solutions
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Date: 8 January 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: 138804/NMC/2023
Description: Non-Material Amendment to planning permission 128700/FO/2020 to allow for amendments to condition no. 10 (Ecology - Precautionary Measures Method Statement for Amphibians)
Location: Land At Sunbank Lane, Manchester, WA15 8XN

I refer to your application for a non-material amendment to planning permission reference 128700/FO/2020.

The details of the proposed amendments are:-

a) Amendments to the Precautionary Measures Method Statement for Amphibians given the changes to the construction schedule.

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 or upon the measures proposed for the protection of amphibians

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 128700/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128700/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Condition 10) Prior to the commencement of the development hereby approved, the Precautionary Measures Method Statement for Amphibians Addendum (TG Report No.13544_R02_NB- prepared by Tyler Grange), received on 12 December 2023, shall be

implemented in full and thereafter maintained in accordance with the approved method statement.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 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