



Planning

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Mrs Anastasia Kapagerof
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Date: 9 November 2023

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: 138510/NMC/2023

Description: Non-material amendment to planning permission 136645/VO/2023 to allow the removal of small sections of cladding over individual external doors and replace with alternative materials

Location: Site To The South/South-East Of Sawley Road, East Of Nelson Street, North/North-East Of James Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 136645/VO/2023.

The revisions to the approved scheme relate changes to the removal of small sections of cladding over individual external doors and replacement with light grey brick to match that to be used above and below the window openings.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the school building, or the visual and residential amenity of the residential properties in proximity to the site, and that the associated wording of condition no.2 to be amended to reference the revised plans.

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 136645/VO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136645/VO/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:

The development hereby approved shall be carried out in accordance with the following documents and plans :

VAR-JMA-ZZ-00-DA-A-90001 rev.P06 - Location Plan
VAR-JMA-ZZ-00-DA-A-00001 rev.P18 - Proposed Ground floor plan
VAR-JMA-ZZ-ZZ-DA-A-00101 rev.P05 - Typical Building Sections 1
VAR-JMA-ZZ-ZZ-DA-A-00201 rev.P13 - Proposed Building Elevations
VAR-JMA-ZZ-ZZ-DA-A- 21 501 rev.P03 -Construction Sections
VAR-JMA-ZZ-R1- DA -A- 27001 rev.P08 -Proposed roof plan
VAR-JMA-ZZ-ZZ-DA-A- 71 201 rev.P02 - External Signage
VAR-DEP-XX-XX-DR-L-00001 rev.P07 Proposed Landscape layout
VAR-DEP-XX-XX-DR-L-00002 rev. P04 Proposed Illustrative layout
VAR-DEP-XX-XX-DR-L-00003 rev.P04 Proposed Security Strategy
VAR-DEP-XX-XX-DR-L-00004 rev.P04 External Access and Circulation Strategy
VAR-DEP-XX-XX-DR-L-00005 rev.P02 Landscape Sections A and B
VAR-DEP-XX-XX-DR-L-00006 rev.P03 Landscape Sections C and D

Design and Access Statement ref: VAR-JMA-XX-XX-RP-A -10001 -P02 March 2023

Access and Maintenance Strategy ref: VAR-JMA- rev.P01 March 2023

Air Quality Assessment ref: PRO-085352 March 2023

Coal Mining Hazard Zonation Plan ;

Coal Mining Risk Assessment ref: CL101b Version 1 dated 15th March 2022.

Construction Method Statement

Crime Impact Statement ref: 2023/0051/CIS/01 Version A :08/03/2023

Fire Engineering Review GM2151/R1 Issue 1

Planning Statement KD/LF/CW/5279MA/R001 March 2023

Phase 1 Environmental Site Assessment Report dated 2nd March by EnviroSolution (ref: CL101 ver. 1.0)

Phase 2 Geo-Environmental Site Assessment Report dated 2nd March by EnviroSolution (ref: CL102 ver. 1.0)

Ecology Scoping Survey dated 28th January 2022 by EnviroSolution

Flood Risk Assessment and Drainage Strategy Report dated March 2023 by Ridge and Partners LLP version. 2.0)

School Travel Plan by Ridge and Partners LLP dated 16th March 2023 (ref: 5020509 ver. P01)

Transport Assessment dated 6th March by Ridge and Partners LLP (ref: 5020509 ver. P01)

Environmental Noise Assessment by Stroma Built Environment (ref: 092958 - AC - rev. 1v1)

Preliminary Arboricultural Assessment by EnviroSolution March 2022

Received 30th March 2023

Preliminary Ecological Appraisal rev.1 dated 19th April 2023

VAR-RDG-XX-XX- DR -C- 00201 rev.P02 Site Constraints Plan

Energy Strategy report ref: 5020683-RDG-XX-XX-RP-MEP- 510000

Received 27th June 2023

Van Elle Total Foundation Solutions Ground Improvement Technical Sheet and email for ISG regarding the ground improvement strategy

Received 4th July 2023

AS AMENDED BY :

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 (2012).

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing