



Planning

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Date: 22 December 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: 138660/NMC/2023

Description: Non Material Amendment to planning permission 135508/JO/2022 to allow design amendments, comprising alterations to entrance features, upper floor balustrade from glass to metal railings, profile of windows, fenestration detailing, boundary treatment next to the entry gate, inclusion of 2 x hidden doors for fire escape purposes and increase in footprint by 150mm in length

Location: Land 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 alterations to entrance features, upper floor balustrade from glass to metal railings, profile of windows, fenestration detailing, boundary treatment next to the entry gate, inclusion of 2 x hidden doors for fire escape purposes and increase in footprint by 150mm in length

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of 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:

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

- o (PL)100 - Proposed Plans 01, dated 9th October 2023.
- o (PL) 101 - Proposed Plans 02, dated 9th October 2023.
- o (PL) 102 - Proposed Elevations, dated 9th October 2023.
- o (PL) 103 Rev B - Proposed Site Plan, dated 9th October 2023.

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 Jennifer Connor 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