MANCHESTER CITY COUNCIL

Planning

Jennifer Atkinson
Telephone: 0161 234 4517
jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Jonathan Mumby
Enabl
16 Old Market Place
Altrincham
WA14 4DF

Date: 27 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: 138646/NMC/2023
Description: Non material amendment to planning permission 127971/FO/2020 to reconfigure internal floor spaces with associated elevational alterations together with modifications to use of roof terrace.
Location: 271 Oldham Road, Manchester, M40 7PS

I refer to your application for a non-material amendment to planning permission reference 127971/FO/2020.

The proposed seeks to reconfigure internal floor spaces with associated elevational alterations together with modifications to use of roof terrace.

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 127971/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127971/FO/2020 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:

220-LYR-XX-00-DWG-L-3001 Rev 2, 2075-ABWA-Z1-01-DR-A-(20)-0101 P05, 2075-ABWA-Z1-GF-DR-A-(20)-0100 P04 , 2075-ABWA-ZZ-ZZ-DR-A-(20)-0200 P03, 2075-ABWA-ZZ-ZZ-DR-A-(20)-0201 P03, 220-LYR-XX-00-DWG-L-1000 REV 3 and Design and Access Statement received by the City Council, as Local Planning Authority, on the 24 November 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.

21) Notwithstanding drawing 2075-ABWA-Z1-GF-DR-A-(20)-0100 P04 received by the City Council, as Local Planning Authority, on the 24 November 2023 respectively, prior to any above ground works, details of the location and waste management arrangements shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

27) Prior to the first occupation of the development hereby approved the car parking layout as indicated on drawing 2075-ABWA-Z1-GF-DR-A-(20)-0100 P04 received by the City Council, as Local Planning Authority, on the 24 November 2023, shall be surfaced, demarcated and made available. The approved car parking layout shall be implemented and thereafter retained and maintained.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

28) Prior to the first occupation of the development hereby approved, the 120 cycle spaces shall be implemented and made available in accordance with drawing 2075-ABWA-Z1-GF-DR-A-(20)-0100 P04 received by the City Council, as Local Planning Authority, on the 24 November 2023. The cycle spaces shall be retained and maintained for as long as the development remains in use.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

35) Prior to the first occupation of the development, details and specification of 7kw fast charging electric car charging points for each car space as shown on drawing 2075-ABWA-Z1-GF-DR-A-(20)-0100 P04 received by the City Council, as Local Planning Authority, on the 24 November 2023 shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 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