



Planning

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Mr Ollie Eyre
Deloitte
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Manchester
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Date: 30 October 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: 138043/NMC/2023

Description: Non-material amendment to amend conditions 7 (Paving and Surfacing Strategy) and 13 (Lighting Scheme) attached to Planning Permission 125655/FO/2019.

Location: Land Bound By Water Street To The West, Under Construction Manchester Goods Yard To The East And Grape Street To The South, Manchester

I refer to your application for a non-material amendment to planning permission reference 125655/FO/2019.

The proposal seeks to amend conditions 7 (Paving and Surfacing Strategy) and 13 (Lighting Scheme) attached to Planning Permission 125655/FO/2019.

The City Council is satisfied that the proposed amendments would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

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 125655/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125655/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

7) Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways within and around the site, including timing of the works, shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall then be implemented in-line with the approved strategy.

Reason - To ensure that a satisfactory paving and surfacing scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Core Strategy.

13) The development hereby approved shall include a lighting scheme for the development, including the illumination of any part of the buildings and all areas of public realm during the period between dusk and dawn.

a. A programme for the submission of final details of the lighting scheme shall be submitted and approved in writing by the City Council as the Local Planning Authority. The programme shall include an implementation timeframe and details of when the final scheme will be submitted.

b. Full details of the lighting scheme including details of the lighting columns and fittings, level and type of illumination, and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to, and approved in writing by, the City Council as local planning authority before the lighting scheme is implemented.

Reason - To ensure that a satisfactory lighting scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact David Brettell using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing