



Planning

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Mr Julian Austin
Paul Butler Associates
31 Blackfriars Road
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Date: 4 August 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: 137539/NMC/2023

Description: Non material amendment to planning permission referenced 130515/MO/2021 to alter the wording of condition 2 (specified plans) and condition 6 (landscaping) to allow change to hard landscaping details

Location: Land Off Cringle Road, Levenshulme, Manchester

I refer to your application for a non-material amendment to planning permission reference 130515/MO/2021.

The revisions to the approved scheme relate to the changes to the wording of condition 2 (specified plans) and condition 6 (landscaping) to allow changes to hard landscaping details.

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 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 130515/MO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130515/MO/2021 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: L(-2)110 Rev 02, L(-2)210 Rev 01, L(-4)100 Rev 01, L(-4)101 Rev 01, L(-4)102 Rev 02 and L(-4)200 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 13 August 2021 L(--)010 Rev 01, L(-2)310 Rev 01 and L(-4)003 stamped as received by the City Council, as Local Planning Authority, on the 6 August 2021 L (--)000, L(--)011, L(--)012, L(--)013, L(--)014, 101 Rev F, 202 Rev B, 203 Rev B, 204 Rev B, L(-2)410, L(-3)100, L(-3)200, L(-4)001, L(-4)002, L(-4)301, L(-4)400 and WECE-258-E-01 REV P2 stamped as received by the City Council, as Local Planning

Authority, on the 21 May 2021 2714 201C, 2714 203C and 2714 204C stamped as received by the City Council, as Local Planning Authority, on the 18 June 2021 Response note from Paul Butler Associates dated 6 August 2021 Ecology Statement, Drainage strategy, refuse swept path (SCP_200217_ATR04), Design and Access Statement, ESS supplementary Statement, Planning Statement and Crime Impact Statement Rev B stamped as received by the City Council, as Local Planning Authority, on the 21 May 2021

AS AMENDED BY :-

L(-1)012, L(-2)110 Rev 03, L(-2)210 Rev 02, L(-2)310 Rev 02, L(-2)410 Rev 01, L(-4)001 Rev 01, L(-4)002 Rev 01, L(-4)100 Rev 02, L(-4)101 Rev 02, L(-4)200 Rev 02, L(-4)300 Rev 01 and L(-4)400 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 22 December 2021

As AMENDED BY:-

L(-2)110 House A Layouts rev.04
L(-2)210 House B Layouts rev.03
L(-2)310 House C Layouts rev.03
L(-2)410 House D Layouts rev.02
2714 101 rev.H - Landscaping Layout
Received on 12th July 2023.

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).

6) The landscaping scheme shall be carried out in accordance with drawings 201C, 203C and 204C stamped as received by the City Council, as Local Planning Authority, on the 18 June 2021 , drawing 202 B stamped as received by the City Council, as Local Planning Authority, on the 21 May 2021 , drawing 2714 101 rev.H - Landscaping Layout received on 12th July 2023.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 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,



Julie Roscoe
Director of Planning, Building Control & Licensing