



Planning

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Mr Jason Turner
TP Bennett
Unit 2B Royal Mills
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Date: 13 September 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: 137765/NMC/2023

Description: Non material amendment to planning permission 135383/JO/2022 to refer to most up to date archaeology works, update the phasing plan, omit the substation from phase 1 works, reposition block 6, omit enclosure to refuse store and amendments to boundary treatment

Location: Land Off Oldham Road (A62), Dulverton Street, Holyoak Street And Droylsden Road , Manchester

I refer to your application for a non-material amendment to planning permission reference 135383/JO/2022.

The proposal seeks to refer to most up to date archaeology works, update the phasing plan, omit the substation from phase 1 works, reposition block 6, omit enclosure to refuse store and amendments to boundary treatment.

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 135383/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135383/JO/2022 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:

- T8130D0020I6, T8130D0022I2, T8130D0030I4, T8130D0040I4, T8130D0051I1, T8130D0052I2 and T8130D0053I1 received by the City Council, as Local Planning Authority, on the 4 August 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.

3) The development hereby approved shall be carried out in accordance with the Written Scheme of Investigation prepared by Archaeological Research Services Ltd stamped as received by the City Council, as Local Planning Authority, on the 22 December 2020 (as approved under CDN/20/0860).

The completion of the archaeology works has been confirmed as part of Archaeological investigations report stamped as received by the City Council, as Local Planning Authority, on the 30 March 2022 (as approved under CDN/22/0197) and the Archaeological investigations received by the City Council and associated information as set out on the submitted application forms, as Local Planning Authority, on the 7 March 2023 (as approved under CDN/23/0161)

Reason- To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and NPPF.

11) The boundary treatments for each phase of development shall be carried out in accordance with drawing T8130D0040I4 as received by the City Council, as Local Planning Authority, on the 4 August 2023. The approved details shall be implemented as part of each phase of the development and be in place prior to the first occupation of the relevant phase of the development.

The boundary treatments for each phase of development shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 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