



Planning

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Mr Chris Butt
The Planning Bureau Ltd
Unit 1 Edward Court
Altrincham Business Park
Altrincham
WA14 5GL

Date: 15 November 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: 138453/NMC/2023

Description: Non material amendment to planning permission referenced 134946/FO/2022 to allow the inclusion of posts to support 3 of the first floor, rear balconies

Location: Jessiefield, Spath Road, Manchester, M20 2TZ

I refer to your application for a non-material amendment to planning permission reference 134946/FO/2022.

The proposed amendment relates to the the inclusion of posts to support 3 of the first floor, rear balconies.

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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 change will not result in any significant or material alterations to the host planning permission.

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 134946/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134946/FO/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 drawings and documents:

Location plan referenced NO 2697 3 AC 0001, received by the City Council as Local Planning Authority on 14 September 2022, drawings referenced NO-2697-3-AC-0003, NO-2697-3-AC-0008, NO-2697-3-AC-1000 Rev C, NO-2697-3-AC-1001 Rev C, drawing referenced 1050-KC-XX-YTREE-TPP01/Rev C received by the City Council as Local Planning Authority on 1st March 2023, drawing referenced NO-2697-3-AC-0002 Rev G

received by the City Council as Local Planning Authority on 24 February 2023, drawing referenced NO-2697-3-AC-0020 Rev B, received by the City Council as Local Planning Authority on 1st March 2023, drawings referenced NW-2697-03-LA-101 3712 Rev F and NW-2697-03-LA-201 3712 Rev A received by the City Council as Local Planning Authority on 3rd March 2023 and drawings referenced NO-2697-3-AC-2001/F and NO-2697-3-AC-2002/F, received by the City Council as Local Planning Authority on 1 November 2023.

Energy Statement produced by Focus Consultants and received by the City Council as Local Planning Authority on 14 September 2022.

Phase I Desk Top Study Report prepared by Arc Environmental, dated 7 August 2020, received by the City Council as Local Planning Authority on 14 September 2022.

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.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing