

Planning

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Mr Patrick Boyd
Buttress
41 Bengal Street
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Date: 30 March 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: 136557/NMC/2023

Description: Non material amendment to planning permission 130390/FO/2021 to omit ground floor WC windows to townhouses, reduction in window reveals (rear elevations only, omission of cills, omission of upper level windows facing alleyways, introduction of upper level windows on outward facing facades, alterations to front door design, increase in height of dormer parapets and addition of rooflights and alterations to the mortar colour

Location: Land At Downley Drive, Manchester,

I refer to your application for a non-material amendment to planning permission reference 130390/FO/2021.

The proposed seeks to omit ground floor WC windows to townhouses, reduction in window reveals (rear elevations only, omission of cills, omission of upper level windows facing alleyways, introduction of upper level windows on outward facing facades, alterations to front door design, increase in height of dormer parapets and addition of rooflights and alterations to the mortar colour

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 130390/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130390/FO/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 additional drawings:

- 8801-BA-00-00-DR-A-(04) 001
- 8801-BA-00-04-DR-A-(04) 002
- 8801-BA-00-00-DR-A-(04) 100
- 8801-BA-00-00-DR-A-(04) 101
- 8801-BA-00-00-DR-A-(04) 102
- 8801-BA-00-00-DR-A-(05) 001
- 8801-BA-00-00-DR-A-(05) 010
- 8801-BA-00-00-DR-A-(05) 011
- 8801-BA-00-00-DR-A-(05) 105
- 8801-BA-00-XX-DR-A-(06) 100
- 8801-BA-HS-ZZ-DR-A-(06) 101
- 8801-BA-HS-ZZ-DR-A-(06) 102
- 230322-Downley Street NMA

received by the City Council, as Local Planning Authority, on the 23 March 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.

11) The window reveals and soffits for the development shall be carried out in accordance with drawing 8801-BA-00-00-DR-A- (31) 001-8 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021

The extent of the window reveals and detailing will be as follows:

- Minimum window reveal 180 mm and brick soffit (apartments);
- Minimum window reveal 180 mm and brick soffit (dwellings) (front elevations and road facing side elevations only)

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 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