

Planning

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Ms Eithne FitzGerald
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Date: 7 July 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: 137258/NMC/2023

Description: Non-Material Amendment to planning permission 125686/FO/2019 to change wording of condition 2 (Approved Drawings), 12 (Landscaping) and 31 (Highways) to agree minor changes to landscaping scheme, and highways works. ,

Location: Site Bound By Oldham Road To The South East, Marshall Street To The North East, Chadderton Street To The North West, And Addington Street To The South West
Manchester

I refer to your application for a non-material amendment to planning permission reference 125686/FO/2019.

The proposed seeksto change wording of condition 2 (Approved Drawings), 12 (Landscaping) and 31 (Highways) to agree minor changes to landscaping scheme, and highways works.

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 125686/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125686/FO/2019 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:

- S278 General Arrangement (Ref. D464-RDG-00-ZZ-DR-C-0406 _P03)

- S278 Highway Works Setting Out (Ref. D464-RDG-00-ZZ-DR-C-0410_P04)
- Works Kerbing & Surfacing GA (Ref: D464-RDG-00-ZZ-DR-C-0201_P03)
- S 278 Kerbing (Ref. D464-RDG-00-ZZ-DR-C-0403_P03)
- S 278 Surfacing (Ref. D464-RDG-00-ZZ-DR-C-0404_P02)
- S 278 Signing & Lining (Ref. D464-RDG-00-ZZ-DR-C-0405_P03)

The above drawings were received by the City Council, as Local Planning Authority, on the 13 June 2023

D464-RDG-00-ZZ-DR-C-0200 Rev P2 received by the City Council, as Local Planning Authority, on the 6 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 Core Strategy.

12) The hard and soft landscaping treatments (including street trees) shall be carried out in accordance with drawings:

- S278 General Arrangement (Ref. D464-RDG-00-ZZ-DR-C-0406_P03)
- S278 Highway Works Setting Out (Ref. D464-RDG-00-ZZ-DR-C-0410_P04)
- Works Kerbing & Surfacing GA (Ref: D464-RDG-00-ZZ-DR-C-0201_P03)
- S 278 Kerbing (Ref. D464-RDG-00-ZZ-DR-C-0403_P03)
- S 278 Surfacing (Ref. D464-RDG-00-ZZ-DR-C-0404_P02)
- S 278 Signing & Lining (Ref. D464-RDG-00-ZZ-DR-C-0405_P03)

The above drawings were received by the City Council, as Local Planning Authority, on the 13 June 2023

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(b) The approved scheme shall be implemented prior to the first occupation of the development. 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 Core Strategy.

31) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm, for the area shown in drawings:

- S278 General Arrangement (Ref. D464-RDG-00-ZZ-DR-C-0406_P03)
- S278 Highway Works Setting Out (Ref. D464-RDG-00-ZZ-DR-C-0410_P04)
- Works Kerbing & Surfacing GA (Ref: D464-RDG-00-ZZ-DR-C-0201_P03)
- S 278 Kerbing (Ref. D464-RDG-00-ZZ-DR-C-0403_P03)
- S 278 Surfacing (Ref. D464-RDG-00-ZZ-DR-C-0404_P02)
- S 278 Signing & Lining (Ref. D464-RDG-00-ZZ-DR-C-0405_P03)

The above drawings were received by the City Council, as Local Planning Authority, on the 13 June 2023

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site;
- Installation of street trees; and
- Installation of cycle stands.

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the New Cross Public Realm Strategy.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing