



Planning

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Mr Liam Nolan
Arcus Consulting LLP
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Date: 21 April 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: 136623/NMC/2023

Description: Non-Material Amendment to planning permission 133446/FO/2022 to allow for changes to the colour of the powder coated aluminium balcony panels sited on the communal balcony walkways on elevation E1

Location: Flat 1, West View Court, West View Road, Manchester, M22 4LQ

I refer to your application for a non-material amendment to planning permission reference 133446/FO/2022.

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework. Appropriate conditions have been attached.

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 133446/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133446/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The proposed changes to the previously approved scheme under ref: 133446 comprise of a colour change to some of the panels in a regular pattern through the substitution of a mix of RAL 7035, 7040 7046 and 9003 (Greys) for RAL 4001 (lilac).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

01- Elevation E1 and E2 Without Rainscreens.

02- Revision A Elevation E1 and E2 With Rainscreens received 29th March 2023.

03- Elevation E3 and E4 Elevations Without Balcony Panel.

04- Elevations E2 and E3 With Balcony Panels
05- Window Schedule
06- Section Through High Level Walkway.
07- Main Entrance Screens
08- Community Entrances
13- Site Location Plan

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) Following an assessment of the details submitted, the City Council 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 are minor in nature and would not have a significant material impact upon the overall design and external appearance of the previously approved development. It is also considered that the proposals would not have any impact on the visual amenity of the wider area.

Should you wish to discuss the matter further, please contact Janet Lawless using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing