

Planning

Jennifer Connor
Telephone: 0161 234 4545
jennifer.connor@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Chris Parks
Calderpeel Architects
Market Court
20-24 Church Street
Altrincham
WA14 4DW

Date: 19 June 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: 137037/NMC/2023

Description: Non-Material Amendment to planning permission 131453/FO/2021 to allow for revisions to the side elevations to remove parapet and replace with a monopitch roof line; overall reduction in height of proposed buildings and adjustment to materials specification.

Location: Land At Longstone Road, Manchester, M22 5LB

I refer to your application for a non-material amendment to planning permission reference 131453/FO/2021.

The proposed amendment relates to the parapet detail adjusted to allow side and rear elevations to follow roof profile (front elevation to remain as previously proposed) and a change to the proposed wall cladding panel specification due to availability (colours to remain as proposed)

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

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 131453/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131453/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The development hereby approved shall be carried out in accordance with the following drawings and documents: 21044 (PL) 200 and 210 received by the local planning authority dated 22 May 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.

Should you wish to discuss the matter further, please contact Jennifer Connor 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