

Our Ref: 05C200031
Your Ref: 134154/VO/2022

20th December 2022

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Non-Material Amendment (Condition 11 – external material details) to planning permission 134154/VO/2022 at Land to the west of Rodney Street, Manchester, M4 6JJ

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application on behalf of Manchester City Council.

This application is seeking a non-material amendment in relation to planning permission 134154/VO/2022 (approved by Manchester City Council on 7th September 2022).

This application is submitted via the planning portal with reference number PP-11752421
The non-material change proposed to the approved Condition 11 is as follows:

- Change the timing trigger from ‘prior to the commencement of development’ to ‘prior to any above ground works’.

The proposed changes are required to reflect changes in timescales and are shown in red in the table below.

Approved Condition 11	Proposed Condition 11
<i>The brick for the development hereby approved shall be Wienerberger Blended Red Multi Gilt Stock.</i>	<i>The brick for the development hereby approved shall be Wienerberger Blended Red Multi Gilt Stock.</i>
<i>Prior to the commencement of the development (other than enabling works including site clearance and service diversions), all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of</i>	<i>Prior to the commencement of the development Prior to any above ground works (other than enabling works including site clearance and service diversions), all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall</i>

samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

I look forward to hearing that this application has been validated. Please let me know if you have any queries.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited