



Planning

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Mr. John Cooper
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Date: 5 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: 136439/NMC/2023

Description: Non-Material Amendment to Planning Permission 128667/JO/2020 for changes to the wording of condition 5 (public art and stone coping) to remove reference to public artwork and to add a new condition requiring the installation of an interpretation board.

Location: New Victoria , Land At Corporation Street, Manchester, M3 1NX

I refer to your application for a non-material amendment to planning permission reference 128667/JO/2020.

Amendments are proposed to the wording of condition 5 to remove reference to the public artwork and a new condition added to agree the implementation of the historic interpretation (information board).

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are of a scale and materiality to the overall proposed scheme that they are non-material in nature and thus 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 128667/JO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128667/JO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

5) a) Notwithstanding the details submitted with the application, prior to the commencement of any landscaping works, details of the proposed blue brick wall parapet

and stone coping, as referred to in the Landscape Masterplan - Ground Floor and the Design and Access Statement, shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the first phase of development (Residential Blocks 1 and 2) hereby approved is first occupied.

b) Prior to the commencement of any landscaping works, details of the proposed historic interpretation (information board) shall be submitted to and approved in writing by the City Council as local planning authority.

All works approved in discharge of this condition shall be fully completed before the first phase of development (Residential Blocks 1 and 2) hereby approved is first occupied

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Tony Mitchell 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