

Planning

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Mrs Kate Limbert
Avison Young
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Date: 3 January 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: 135846/NMC/2022

Description: Non material amendment to planning permission 134154/VO/2022 to alter the trigger within condition 11 (Materials)

Location: Land To The West Of Rodney Street , Manchester, M4 6JJ

I refer to your application for a non-material amendment to planning permission reference 134154/VO/2022.

The proposed seeks to alter the trigger within condition 11 (Materials).

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 134154/VO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134154/VO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

11) The brick for the development hereby approved shall be Wienerberger Blended Red Multi Gilt Stock.

Prior to any above ground works, 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 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.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core 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