



Planning

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Date: 9 March 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: 136310/NMC/2023

Description: Non-material amendment to planning approval reference 130920/JO/2021 to allow for the installation of PV panels on part of the roof

Location: Land Between Nell Lane And Brookstone Close, Manchester,

I refer to your application for a non-material amendment to planning permission reference 126076/FO/2020.

The proposed amendments relate to the installation of PV panels on part of the roof of a previously approved residential apartment block.

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 or residential amenity of the wider area.

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 126076/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 126076/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Bin and Cycle Store 1.07 Rev B
Noise Impact Assessment prepared by E3P

Drainage Strategy Ref 19-4245/JM dated 19th August 2019 prepared by ADS Structural and drawing 19-4245-500 Rev P1
P.1206.19 Preliminary Ecological Appraisal prepared by Ascerta
Preliminary Desk Top Study and Intrusive Report prepared by Worms Eye Ref: Nell Lane/M21 7UH/2019
Crime Impact Statement 2019/0453/CIS/01 VERSION A: 05.08.19
Waste Management Strategy
Transport Technical Note prepared by Mode
Air Quality Assessment 2887-1r1 Date: 1st July 2019 prepared by Redmore Environmental
Energy Statement & Low or Zero Carbon (LZC) technology feasibility study AG-73080-LZCR-Rev A prepared by Anderson Goddard Ltd

All received by the City Council as local planning authority on the 31st January 2020

Documents submitted to discharge conditions from planning approval reference 126076/FO/2020 and given reference CDN/21/0290

Proposed block plan and elevations 18-021/20-057 1.05 Rev C
Proposed floor plans 18-021/20-057 1.04 Rev C
Proposed site plan 18-021/20-057 1.02 Rev D
Landscape proposals drawing reference 311 01 Rev C
Replacement Tree Proposals drawing reference 311 02 Rev F
Updated Arboricultural Impact Assessment November 2019 prepared by Ascerta
Proposed boundary treatment section drawing 18-021/20-057/ 1.06 Rev D
All received by the City Council as local planning authority on the 1st July 2021

Litter trap fencing detail as received via email on the 30th September 2021.

PV Array Elevations and Detail Section Nell Lane reference 1.11
Proposed roof plan 18-021/20-057 1.03 Rev D
Both as received by the City Council as local planning authority on the 20th February 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 Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing