

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Richard Daw
Chapman Taylor LLP
Bass Warehouse
4 Castle Street
Manchester
M3 4LZ

Date: 12 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: 135831/NMC/2022

Description: Non material amendment to planning permission 115947/FO/2017 to remove an existing tree with replacement of new

Location: 1 Vesta Street, Manchester, M4 6LU

I refer to your application for a non-material amendment to planning permission reference 115947/FO/2017.

The proposed seeks to remove an existing tree with replacement of new.

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 115947/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 115947/FO/2017 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 additional drawings:

- Drawing CTL XX 00 20 7001 Rev P02 received by the City Council, as Local Planning Authority, on the 3 January 2023

- Email dated the 3 January 2023 from Richard Daw

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.

29) The proposed tree, as indicated on drawing CTL XX 00 20 7001 Rev P02 received by the City Council, as Local Planning Authority, on the 3 January 2023 shall be planted within 3 months of the date of this approval.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory tree replacement for the removed tree in accordance with policies SP1, EN9 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