



Paul Butler Associates

Planning, Development & Heritage Consultants

09 November 2022

Jennifer Atkinson
Planning Officer
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

16.1059 NMAii

Dear Jennifer

Location: Land off Cringle Road, Levenshulme
Proposal: Application for Non Material Amendment to Planning Permission 130515/MO/2021

We are pleased to submit this application on behalf of our client Towerhouse Systems Ltd. The application involves a non-material amendment to planning permission 130515/MO/2021 which was approved on the 06 September 2021.

The full description of development approved under 130515/MO/2021 is as follows:

Reserved Matters Application for the approval of appearance, layout, scale and landscaping, following the approval of outline permission referenced 122042/OO/2018 for the erection 57 two storey dwellings with associated access off Cringle Road, car parking, landscaping, boundary treatment and other associated works.

The non-material amendments sought under this application relate to minor changes to the window reveal.

Due to issues concerning construction practicalities, thermal efficiency and insulation it is proposed to reduce to a 100mm reveal with a slimmer window frame than that approved. The context to the proposed changes are outlined in the supporting document 'Window Reveal Statement 2' and the slimmer window (47mm reduction to fixed element) is demonstrated in 'A(-4)100 Window Study'.

The above changes are not considered to be of any significance when compared to the previously approved scheme and will not materially affect the external appearance of the building as approved.

In light of the above, the changes proposed are therefore considered to be 'non-material' in nature. The minor scope of the changes will ensure that the design quality of the original scheme will be retained and the amendments will not in any way prejudice the provision of a well-designed, attractive and successfully planned development.

Section 96a of the Town and Country Planning Act 1990 confers the power:

- (a) to impose new conditions;
- (b) to remove or alter existing conditions.

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It is therefore proposed to amend:

Condition 2 by replacing drawing number L(-4)102 Rev 02 with **L(-4)102 Rev 03**.

Condition 3, as follows:

3) The window reveals and soffits for the development shall be carried out in accordance with drawing L(-4)102 Rev 03. The windows to be installed shall be Linar Flush Sash Windows RAL Colour 7016.

The extent of the window reveals and detailing will be as follows:

- Minimum window reveal 100 mm and brick soffit

Submitted Application

The table below, provides a schedule of drawings and information submitted in support of this application and the relevant drawings that it is proposed they will replace. A fee of £234 is payable with this application, payment has been made online via the planning portal.

Drawing Number and Title	Superseded Drawing Number
L(-4)102 Rev 02 House A Façade Detail	L(-4)102 Rev 03 House A Façade Detail
Linar Flush Sash Window brochure	-
A(-4)100 Window Study'	-
Window Reveal Statement 2	-

We trust that the information submitted in support of the application is sufficient to enable the positive determination of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Julian Austin

Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director