



Planning

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Mr Tom Gaskell
ADP Architecture Ltd
33A Vittoria Street
Birmingham
B1 3ND

Date: 4 October 2022

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: 134168/NMC/2022

Description: Non material amendment to planning permission 127104/FO/2020 to allow for the elevational alterations

Location: 323 Oxford Road, Manchester, M13 9PS

I refer to your application for a non-material amendment to planning permission reference 127104/FO/2020.

The amendments to the approved application 127104/FO/2020 are considered so minor as to constitute non-material amendments and thus appropriate within the context of the wider scheme, having no notable or material impact on the development.

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 127104/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127104/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, which should be read in conjunction with and only supersede those relevant plans and documents set out below as approved under Condition 2 of Planning Permission granted under 127104/FO/2020.

Drawings referenced:

The revised drawings are as follows:

ADP-00-ZZ-DR-A-1240 - PROPOSED ELEVATIONS (NORTH, EAST & WEST) - rev S2 P1

ADP-00-ZZ-DR-A-1241 - PROPOSED ELEVATION (SOUTH) - rev S2 P1

The revised drawings replace the approved elevation drawings as follows:

ADP-00-ZZ-DR-A-1220 - PROPOSED ELEVATIONS (NORTH, EAST & WEST) - rev D3 T1

ADP-00-ZZ-DR-A-1221 - PROPOSED ELEVATION (SOUTH) - rev D3 T1

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy policies DM1 and SP1.

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', with a stylized flourish at the end.

Julie Roscoe

Director of Planning, Building Control & Licensing