

Planning

Jennifer Atkinson
Telephone: 0161 234 4517
jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Ed Harvey
Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Date: 23 August 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: 134730/NMC/2022

Description: Non material amendment to planning permission 133143/VO/2022 to amend triggers within condition 21

Location: Red Bank Neighbourhood, Victoria North, Manchester

I refer to your application for a non-material amendment to planning permission reference 133143/VO/2022.

The proposed seeks to amend triggers within condition 21

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 133143/VO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133143/VO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

21) a) Prior to the commencement of the development any landscaping works, detailed soft and hard landscaping plans including planting schedule, and associated planting density for all new tree, scrub, groundflora and riparian corridor planting based on principles outlined in planting and habitats plan DR-L- 1008/P02.04 together with hard landscaping materials, shall be submitted for approval in writing by the City Council as the local planning authority.

b) Prior to first use of the development a landscape and ecological management plan (30 year plan), including long-term design objectives, management responsibilities and

maintenance schedules for all landscaped areas, shall be submitted for approval in writing by the City Council as, the local planning authority. The scheme shall include the following:

- details of maintenance regimes of all new or retained habitats;
- details of any new habitat created on site including SUDs ponds, swales.
- details of boundary treatment and river restoration techniques adopted alongside and within River Irk waterbody.

The agreed landscape and ecological management plan shall be implemented and thereafter retained and maintained.

Reason- To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012) and the NPPF.

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', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing