



Planning

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Mr Neil Adshead
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Date: 6 July 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: 134063/NMC/2022

Description: Non-material amendment to planning approval reference 132513/VO/2021 to allow amendments to: the treatment of the first floor terrace balustrading on the west elevation; and the external air source heat pump compound

Location: Hough End Leisure Centre , 480 Princess Road, Manchester, M20 1NA

I refer to your application for a non-material amendment to planning permission reference 132513/VO/2021.

The proposed amendments relate to the elevational treatment of the first floor terrace balustrading on the west elevation; and the external air source heat pump compound

Following an assessment of the details submitted, the 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 will have no significant material impact upon the appearance on the development within the streetscene or character of the wider area. It is also considered that the proposals would not have any impact on the amenity of any existing residential properties.

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 132513/VO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132513/VO/2021 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:

HEV- EWA- 01- ZZ- DR- A- 40600 Rev P0 GA Sections

HEV- EWA- 02- XX- DR- L- 49020 Rev P1 Site Demolitions as proposed

HEV- EWA- 02- XX- DR- L- 49041 Rev P1 BLOCK PLAN, PROPOSED SITE LAYOUT
HEV- EWA- 02- XX- DR- L- 79007 Rev P7 SITE HARD PAVING PLAN
HEV- EWA- 03- XX- DR- L- 49042 Rev P9 PITCHES SITE LAYOUT AS PROPOSED
HEV- EWA- 02- XX- DR- L- 49021 TREE RETENTION & REMOVAL (Sheet 1) Rev P1
HEV-EWA-01-00-DR-A-40400 Rev P1 Level 00 - Ground Floor
HEV-EWA-01-R1-DR-A-40402 Rev P0 LEVEL R1 ROOF PLAN
HEV-CUR-XX-XX-RP-C-92001 Revision: V02 Flood Risk Assessment and Drainage Strategy
Waste Management Strategy prepared by Ellis Williams Architects and accompanying Refuse Storage and Collection plan reference HEV-EWA-02-XX-DR-A-45100 Rev P2
076910-CUR-00-XX-RP-TP-003 Revision: V04 Interim Travel Plan
HEV-EWA-02-XX-DR-L-49022 Rev P1 CONSTRUCTION PHASE SITE PLAN
Crime Impact Statement version B ref 2013/0769/CIS/02
Landscape Management Plan & Maintenance Regime

All as received by the City Council as local planning authority on the 16th December 2021

HEV-CUR-00-XX-RP-TP-002-V05 Transport Assessment
HEV-EWA-ZZ-XX-RP-A-90412-RevP4 Planning Statement
HEV-EWA-ZZ-XX-RP-A-99000-RevP2 Design and Access Statement
HEV-ISG H&S-GP-FO-0051-RevC Construction Phase Plan
HEV-ISL-20343-RevB BS5837 Trees and Construction Arboricultural Report
HEV-ISL-20343-RevE3 PEA Preliminary Ecological Appraisal Report
HEV-LKK-CL-602-LKC 20 14880-02-R1 Phase 2 Geo-Environmental Report
HEV-MCC-ZB-XX-RP-C-00002-P1 Statement of Consultation
HEV-SRL-RP-YQ-02-S2-P1 Air Quality Detailed Assessment_Management Strategy
HEV-WBS-BSD13812 29.0-Rev1 Renewable and Sustainability Planning Report
HEV-WBS-BSD13812 29.0-Rev1 Ventilation System Planning Report
HEV-WBS-WIE17320-100-R-2.4.2 Noise Impact Assessment
HEV-CUR-00-XX-DR-TP-75002-P07 Proposed Highway Improvements
HEV-EWA-02-XX-DR-L-79001-RevP12 Site Masterplan
HEV-EWA-02-XX-DR-L-79008-RevP6 Softworks Plan
HEV-EWA-03-XX-DR-L-49043-RevP4 Turf+Non-Turf Pitches Surfaces & Fences
HEV-WBS-01-XX-DR-E-63100-RevP5 External Lighting Layout Horizontal Illuminance
HEV-WBS-01-XX-DR-E-63101-RevP5 External Lighting Layout Vertical Illuminance
HEV-WBS-01-XX-DR-E-63204-RevP4 External Lighting Layout
As received by the City Council on the 18th February 2022

HEV- EWA- 03- XX- DR- L- 49043- Rev P5 - Non-turf PITCHES SURFACING & FENCING
As received by the City Council as local planning authority on the 9th March 2022

DR- A- 40401 REV P2 LEVEL 01 - FIRST FLOOR
DR- A- 40500 REV P1 GA ELEVATIONS
DR- L- 79005 REV P7 SITE FENCING & FURNITURE PLAN
DR- L- 79302 REV P2 PLANS & ELEVATIONS
As received by the City Council on the 15th June 2022

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