



Planning

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Manchester M60 2LA

Mr David Coulson
Buttress
41 Bengal Street
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Date: 15 June 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: 133808/NMC/2022

Description: Non-material amendment for design revisions to the communal courtyard landscape scheme.

Location: Former Stagecoach Depot, Princess Road, Manchester, M14 7LS

I refer to your application for a non-material amendment to planning permission reference .

The proposed amendments relates to revision to the landscaping design to include:

- an increase in planting and soft landscape,
- removal of small lawned areas within the design,
- better consolidation of the raised planters to enclose the seating area,
- create a more open seating area for a more flexible communal space,
- retain parking and turning courtyard as previously approved,
- retain the refuse and cycle storage as previously approved.

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 have no significant material impact upon both the character and appearance of the area or upon visual amenity.

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

OUTLINE CONTRACTORS METHODOLOGY

(01) 807 BLOCK PLAN
8134-BA-ZZ-ZZ-DR-A-(05) 801-B EAST AND WEST ELEVATIONS
8134-BA-ZZ-1F-DR-A-(04) 802 GA FIRST FLOOR PLAN
8134-BA-ZZ-2F- DRA-(04) 803 GA SECOND FLOOR PLAN
8134-BA-ZZ-3F-DR-A-(04) 804 GA THIRD FLOOR PLAN
8134-BA-ZZ-4F-DR-A-(04) 805 GA FOURTH FLOOR PLAN
8134-BA-ZZ-OF-DR-A-(04) 801 GA GROUND FLOOR PLAN
8134-BA-ZZ-OF-DR-A-(05) 803 WEST BAY DETAIL ELEVATIONS
8134-BA-ZZ-OF-DR-A-(05) 804 EAST BAY DETAIL
8134-BA-ZZ-ZZ-DR-A-(94) 810 - Rev A External Works - Site Plan
8134-BA-ZZ-OO-DR-A-(04) 810 TYPICAL 2 BED APARTMENT
8134-BA-ZZ-OO-DR-A-(04) 809 TYPICAL 1 BED APARTMENT
8134-BA-ZZ-OO-DR-A-(05) 800 WEST STREET ELEVATION
8134-BA-ZZ-RF-DR-A-(04) 806 GA ROOF PLAN
8134-BA-ZZ-RF-DR-A-(04) 808 SITE LAYOUT
8134-BA-ZZ-XX-DR-A-(04) 811 INTERNAL REFUSE PLAN
8134-BA-ZZ-XX-DR-A-(04) 812 EXTERNAL REFUSE PLAN
8134-BA-ZZ-XX-DR-A-(06) 802 NORTH AND WEST SECTIONS
8134-BA-ZZ-ZZ-DR-A-(04) 807 SITE BOUNDARY TREATMENT
8134-BA-ZZ-ZZ-DR-A-(05) 802 NORTH AND SOUTH ELEVATION
(01) 801 REV A SITE BLOCK PLAN
8134-BA-ZZ-OF-DR-A-(01) 802 SITE LAYOUT PLAN
Design & Access Statement prepared by Buttress
Environmental Statement prepared by the Energy Council ref 98415.2
Local Employment Commitment from Rowlinson
AFFORDABLE HOUSING STATEMENT
AIR QUALITY ASSESSMENT prepared by Redmore Environmental ref 1338-5r1
LANDSCAPING DETAILS prepared by the Environment Partnership refs D5833.01.008
and D5833.02.007
NOISE IMPACT ASSESSMENT prepared by Noise.co.uk ltd ref 20416-1
SITE WASTE MANAGEMENT PLAN
TRANSPORT ASSESSMENT prepared by Curtins ref 074868-CUR-00-XXRP-TP-001-
Final Received 19 Dec 2019
CRIME IMPACT ASSESSMENT prepared by Greater Manchester Police ref
2012/0273/CIS/01 Version A received 23 Dec 2019
SIGNAL LEVELS STATEMENT prepared by Sig Comm Digital Ltd 15 Jan 2020
DAYLIGHTING TECHNICAL ANALYSIS prepared by Energy Council ref 98415.3 16 Jan
2020
TV/FM &DAB RECEPTION SURVEY REPORT prepared by SCS 21 Jan 2020

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 Tyrer using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

