

Planning

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Date: 13 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: 133794/NMC/2022

Description: Non-Material Amendment application to planning permission ref: 122945/FO/2019 to enable the re-configuration of the car parking layout; removal of refuse chutes to all floors, and replacement with refuse storage areas at ground floor level; together with internal layout revisions

Location: 328 - 336 Stockport Road, Manchester, M13 0LE

I refer to your application for a non-material amendment to planning permission reference 122945/FO/2019.

The proposed seeks to re-configuration of the car parking layout; removal of refuse chutes to all floors, and replacement with refuse storage areas at ground floor level; together with internal layout revisions.

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 122945/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 122945/FO/2019 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 additional drawings:

7891-L(00)113A, 7891-L(00)114A, 7891-L(00)115A, 7891-L(00)116A, 7891-L(00)117A, 7891-L(00)118A, 7891-L(00)119A, 7891-L(00)120A, 7891-L(00)121A, 7891-L(00)122A,

7891-L(00)123A, 7891-L(00)124A, 7891-L(00)125A, 7891-L(00)126A, 7891-L(00)127A, 7891-L(00)128A, 7891-L(00)43B, 7891-L(00)133, 7891-L(00)129, 7891-L(00)130, 7891-L(00)134, 7891-L(00)131, 7891-L(00)132, 7891-L(00)135 and 7891-L(00) stamped as received by the City Council, as Local Planning Authority, on the 16 May 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.

13) Notwithstanding drawings 7891-L(00)48, 7891-L(00)49 and 7891-L(00)50 stamped as received by the City Council, as Local Planning Authority, on the 22 May 2019 and drawing 7891-L(00)43B stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022, prior to the first occupation of the development, details of the siting, scale and appearance (including samples of materials) of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place prior to the first occupation of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that appropriate boundary treatment is put in place in the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

17) The development hereby approved shall be carried out in accordance with site waste management strategy stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019 and ground floor plan 7891-L(00)113A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022. The details shall be implemented prior to the first occupation of both the residential and commercial elements of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

20) Prior to the first use of the communal roof terrace as indicated on drawing 7891-L(00)119A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022, the opening hours for the terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. The roof terrace shall then operate in accordance with the approved hours.

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

23) Prior to the first occupation of the development, the provision of 96 cycle spaces, as indicated on drawing 7891-L(00)113A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022 shall be implemented prior to the first occupation of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycle stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Prior to the first occupation of the development hereby approved, the car parking layout, as indicated on drawing 7891-L(00)113A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022 shall be laid out, demarcated and made available. The car parking layout shall be retain and maintained for as long as the development remains in use.

Reason - To ensure car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

27) Prior to the first occupation of the development details of the provision of 6 electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority, within the car parking area as shown on drawing 7891-L(00)0113A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022. The approved details shall be implemented prior to the first occupation of the development and thereafter made available and retained for as long as the development is in use.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

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', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing