MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Theo Beedle
Vaughan Architecture Ltd
No. 2 Infirmary Street
Leeds
LS1 2JP

Date: 29 January 2026

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: 144934/NMC/2026
Description: Non-material amendment to Planning Permission 142989/VO/2025 to allow installation of photovoltaic panels, amendment to window and door opening positionings, site layout amended and building footprint amended.
Location: Land Between Residential Roads, Yew Tree Road, Heswall Avenue And Dennison Avenue Accessed Between 306 And 308 Yew Tree Road, Manchester

I refer to your application for a non-material amendment to planning permission reference 142989/VO/2025.

The revisions to the approved scheme relate to :
- the amendments to 1 window and 3 door opening dimensions;
- the decrease in the size of the floorplate from 7605mm x 22605mm to 7380mmx 22380mm;
- the replacement of proposed glazed entrance canopy with a metal canopy;
- the installation of photovoltaic panels to the roof
- a change to incorporate projecting roller shutter boxes

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the proposed adjoining residential properties, and associated wording of condition no. 2, to be amended to reference the revised plans.

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 142989/VO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

142989/VO/2025 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:
Drawings referenced P401/A (location plan), P100/A (proposed floor plan), P101/A (proposed roof plan), P200 (proposed elevations), P300 (proposed sections), P405/B (proposed boundary treatment site plan), P406/D (proposed surfacing treatments), P407/A (levels and gradients site plan), drawings 01 and 02 (proposed lighting layout), received by the City Council as Local Planning Authority on 10 April 2025,

Drawing P408/H (proposed site plan), received by the City Council as Local Planning Authority on 10 July 2025 and drawing referenced R/2825/1A (proposed landscaping), received by the City Council as Local Planning Authority on 11 July 2025.

Bat Emergence and Re-Entry Surveys (BERS) date 16th July 2025 received 31st July 2025.

AS AMENDED BY:

Proposed site plan ref: 40692-PML-00-DR-A-000021 rev. P04
GA Ground Floor Plan ref: 40692-PML-00-DR-A-000002 rev. P03
Proposed Elevations plan ref: 40692-PML-XX-DR-A-000003 rev. P04
Proposed GA Roof Plan ref: 40692-PML-XX-DR-A-000005 rev. P05
Received 13th January 2026

Proposed floor plan ref: 23519-0371 rev. P-02 received 21st January 2026
External Door and Window Schedule plan ref: 40692-PML-XX-SC-A-000010 rev. P03 received 29th January 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing