

Our Ref: 68601
Your Ref:
Date: 28 July 2022
Please ask for: Jennie Townsend
Direct Line: 0161 253-5320
Fax: 0161 253 7373
E-Mail: j.l.townsend@bury.gov.uk

Edmondson Design Limited
963 Stockport Road
Levenshulme
M19 3NP

Dear Sir/Madam

Proposal: Non material amendment following approval of planning permission 67977 - Reduction in overall height and associated alterations to fenestration proportions.
Location: Land adjacent to 34 James Street North, Radcliffe, Manchester, M26 1LL

Non Material Minor Amendment under Section 96A(4) of the Town and Country Planning Act 1990.

This application has now been considered by this Authority and we **approve** the proposal which should now be completed in accordance with the plans and specifications and conditions in the original approved application as amended by the details submitted.

Reason for Approval

- 1 The proposed amendments to lower the ridge height with associated amendments to fenestration proportions would not affect the character of the originally approved scheme and there would be no adverse impacts on visual amenity.
The development would therefore still be in accordance with the principles of planning permission 67977 and the policies against which it was approved.

Yours faithfully

The Development Management Team