

Our Ref: 71223
Your Ref:
Date: 01 November 2024
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Proposal: Non-material amendment following grant of planning permission 70449: The proposed changes to the approved drawings have been driven by detailed design development and the desire to achieve a better architectural finish to the Travel Hub.

Location: Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich

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 would not impact adversely upon the appearance of the site or the residential amenity of the nearby properties. As such, the proposed development would not be unduly prominent in the locality. The proposed amendments would not have a detrimental impact upon highway safety and would still be in accordance with the overall principles in terms of the approved application 70449 and the Policies against which this was approved. As such, the application is a non-material amendment.

Approved plans

17300-JMA-P1-00-D-A-022400 - GA Plan - Ground Floor
17300-JMA-P1-01-D-A-022401 - GA Plan - Typical Ramp Floor
17300-JMA-P1-RF-D-A-022410 - GA Plan - Roof
17300-JMA-P1-XX-D-A-042400 - GA Elevations
17300-JMA-P1-XX-D-A-042401 - GA Elevations & GA Section
17300-JMA-P1-XX-D-A-104401 - Study Bay 1 - Fairfax Road Elevation
17300-JMA-P1-XX-D-A-104402 - Study Bay 2 - Highfield Road Elevation

Yours sincerely

The Development Management Team