MANCHESTER
CITY COUNCIL

Planning

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Mrs Hannah Bolton
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Date: 10 February 2021

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: 129193/NMC/2021
Description: Non material amendment to planning permission 125063/JO/2019 to alter the time frame of planning conditions 3 (ground conditions), 9 (demountable structures) and 21 (Secured by Design) to allow final details to be submitted within 9 months of first occupation.
Location: Land Bounded By Great Ancoats Street, Isaac Way And Advent Way, Manchester, M4 7LD

I refer to your application for a non-material amendment to planning permission reference 127086/NMC/2020.

The proposal involves the amendment to the wording of conditions 3 (ground conditions), 9 (demountable structures) and 21 (Secured by Design) to allow final details to be submitted within 9 months of first occupation.

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 conditions.

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 127086/NMC/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127086/NMC/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The ground conditions shall be carried out in accordance with the documents approved as part of CDN/18/0011

- 10279 2015-03-09(2) and 1838 2015-06-24(4) stamped as received by the City Council, as Local Planning Authority, 8 January 2018

and the following documents:

Phase II Site appraisal, Great Ancoats Street, Manchester, GRM Ref: GRM/P7142/F.1, Dated: Oct 2014 Letter, Gas Completion Report, Great Ancoats Street, Manchester, GRM, Ref: P1742 GLR.01, Dated: 30 Nov 2015, Remediation Method Statement, Great Ancoats Street (South Site), Manchester, GRM, Ref: P7142, Rev A, Dated: Dec 2015 and Calibration certificates stamped as received by the City Council, as Local Planning Authority, on the 23 January 2017

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority within 9 months of the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

9) Notwithstanding drawing 1141-P04 Rev F stamped as received by the City Council, as Local Planning Authority, on the stamped as received by the City Council, as Local Planning Authority, on the 9 October 2017, prior to the first use of the development hereby approved details of the siting, scale and design (including materials) demountable structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within nine month of the first use of the development hereby approved and shall thereafter be retained and maintained in accordance with these details.

Reason - To ensure that the structures are appropriate in terms of visual amenity and is secure pursuant to comply policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy.

21) The development shall be carried out in accordance with the Crime Impact Statement (Version A) (2015/0537/CIS/01) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 23 September 2105. The development shall only be carried out in accordance with these approved details. Within nine months of the first occupation of the development, confirmation of Secured by Design accreditation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing