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Legal Officer
Property Infrastructure Team
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CHIEF EXECUTIVES DEPARTMENT
14 OCT 2009
RECEIVED

Your Ref: 086868/FO/2008/S2

Our Ref: APP/B4215/A/09/2109733/NWF

Date: 8 October 2009

Dear Mr Hearty

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)(ENGLAND AND WALES) REGULATIONS 1999 (SI 1999/293)
Appeal by Redman Heenan Properties Ltd C/O Agent
Site at Etrop Court, Wythenshawe, Manchester

I refer to the appeal against your Council's decision on the application for planning permission dated 5 November 2008, made to you by Redman Heenan Properties Ltd C/O Agent. The Secretary of State has considered the application in accordance with regulation 9(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI/1999/293) ("the 1999 Regulations").

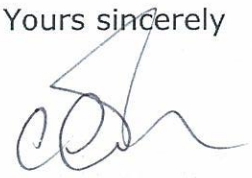
The development proposed, namely New build mixed use development with Class A1, A2 and A3 at ground floor, with Class B1 offices, ancillary staff accommodation and retail storage at first floor. Formation of new surface car park accessed from Rowlands Way and hard and soft landscaping, falls within the description at paragraph 10(b) of Schedule 2 to the 1999 Regulations, and exceeds the threshold in column 2 of the table in that Schedule, but in the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the 1999 Regulations, would not be likely to have significant effect on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred on her by regulations 9(1) and 6(4) of the 1999 Regulations, the Secretary of State hereby directs that the development for which planning permission is sought by application reference number 086868/FO/2008/S2 is not EIA development.

Under regulation 20(1) of the 1999 Regulations, you should take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I should be grateful if you would do so to ensure that the Secretary of State's view is publicly available.

INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

Yours sincerely



Chris Cole

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