MANCHESTER
CITY COUNCIL

Planning

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Date: 5 April 2013

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: 101761/NMC/2013/N1
Description: Non Material Amendment to allow re wording of condition number 30 of planning approval 095431/REP/2007/N1to enable demolition of existing buildings prior to site investigations.
Location: Rosedale Building, Dulverton Street, Newton Heath, Manchester, M40 1EZ,

I refer to your application for a non-material amendment to planning permission reference .

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 have no material impact.

The details of the proposed amendments relate to the re-wording of condition 30 of Planning Approval 095431/REP/2011/N1, to allow demolition prior to the completion of contaminated land site investigation.

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

1) The revised condition 30 shall hereby read:

30 a) Following demolition of the buildings on the site a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) shall be submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before any further development is carried out on site and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) Following demolition 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.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on site at any time before 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 - To ensure that the presence of or the potential for any contaminated and /or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Manchester's Core Strategy, including policy DM1.

Should you wish to discuss the matter further, please contact Helen Hodgett using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning