



Planning

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Manchester M60 2LA

Miss Hannah Graves
Bernard Taylor Partnership Limited
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

Date: 14 May 2025

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: 142838/NMC/2025

Description: Non Material Amendment to planning permission referenced 138437/FO/2023 to amend wording to condition 25 (ground conditions verification),

Location: Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive, Manchester

I refer to your application for a non-material amendment to planning permission reference 138437/FO/2023.

The proposed amendments relates to the rewording of condition 25 to align with the wording of discharge of condition application referenced CDN/24/1024 for which the remediation strategy has been fully agreed.

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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 or material alterations to the host planning permission.

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 138437/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138437/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

25) The development shall only be implemented in accordance with the following ground remediation details, as agreed as part of discharge of condition application referenced CDN/24/1024:

-Curtins Phase 1 Preliminary Risk Assessment (Ref: 077873-CUR-00-XX-RPGE-019, Dated: 10 May 2021);

-E3P Phase II Geoenvironmental Site Assessment (Ref: 16-717-R1-1, Dated September 2023);

-E3P Ground Gas Addendum Report (Ref: 16-717-R2, Dated: November 2023);

-Remedial Strategy Report produced by IGE Consulting (Ref: 4260-01) dated October 2024, received by the City Council as Local Planning Authority on 5 November 2024;

-E-mail from John Southworth dated 20 December 2024 confirming the woodland area is not to be developed.

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 - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing