



Planning

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Manchester M60 2LA

Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
Sale
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Date: 12 April 2024

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: 139573/NMC/2024

Description: Non Material Amendment application to allow an amendment to the wording of condition 22 attached to planning permission referenced 128987/FO/2020.

Location: 424 Stockport Road, Manchester, M12 4EX

I refer to your application for a non-material amendment to planning permission reference 128987/FO/2020.

The proposed amendment relates to minor changes to the wording of condition 22 (ground conditions) to allow the existing building to be demolished ahead of site investigation works.

Following an assessment of the details submitted, I can confirm that the proposed amendments 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 change 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 128987/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128987/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

22) Notwithstanding the details outlined in the submitted Phase I Contaminated Land Assessment by GeoSmart Information Ltd (Ref: 74579R1, August 2021 received by the City Council as Local Planning Authority on 6 October 2021, with the exception of demolition works, the development hereby approved shall not commence until a more detailed scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as Local Planning Authority.

The measures for investigating the site identified in within an agreed Site Investigation Proposal shall be carried out in accordance with a detailed schedule and a report prepared outlining what measures, if any, are required to remediate the land shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the agreed details.

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 EN18 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', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing