



Planning

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Mr Adam Collinge
Bowker Sadler Architecture
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Hatherlow
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Date: 13 March 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: 139208/NMC/2024

Description: Non-material amendment to condition 4 (ground conditions) attached to planning permission 135103/FO/2022 to allow for phased occupation of the houses (Plots 1-4 and Plots 5-12) and the apartments (Plots 13-32).

Location: Land On The Corner Of Victoria Avenue And Chain Road, Manchester

I refer to your application for a non-material amendment to planning permission reference 135103/FO/2022.

The proposed amendment to the condition is to allow the development to be phased.

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 change will not result in any significant material alterations to the planning approval.

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 135103/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135103/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

4) The development hereby approved shall be carried out in accordance with the updated Phase 2 geo environmental investigation received by the City Council, as Local Planning Authority, on the 12 October 2022. The development shall then be carried out in accordance with the approved details.

(b) When development commences, it 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 prior to

the first occupation of each phase, as shown on the phasing plan referenced 1200, received by the City Council, as Local Planning Authority on the 13 March 2024.

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).

5) The development hereby approved shall be carried out in accordance with the phasing plan referenced 1200, received by the City Council, as Local Planning Authority on the 13 March 2024.

Reason - This is a phased development pursuant to policy SP1 and DM1 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