



Planning

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Mrs Miranda Bell
Commercial Development Projects Ltd
Marshall House
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Date: 25 January 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: 139088/NMC/2024

Description: Non-Material Amendment to planning permission 128002/FO/2020 to amend the wording of Condition 4 to alter triggers associated with submission of details.

Location: 1 City Road East, Manchester, M15 4PN

I refer to your application for a non-material amendment to planning permission reference 128002/FO/2020.

The proposal seeks to amend the wording of condition 4 (Ground Contamination) to alter triggers associated with the submission of details to allow demolition works to take place in advance of part b) the condition being formally discharged.

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 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 128002/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128002/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

4) Condition 4

a) Prior to the commencement of development, a scheme for the investigation of the site for all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas (the Site Investigation Proposal) shall be submitted to and approved in writing by the Local Planning Authority.

b) The measures for investigating the site identified in the approved Site Investigation Proposal shall be carried out before development (other than demolition and site clearance) commences and a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy), which shall be submitted to and approved in writing by the Local Planning Authority.

c) The development (other than demolition and site clearance) 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 Local Planning Authority.

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 phase is occupied, then development shall cease and/or the development phase 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 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 EN18 of the Core Strategy.

Should you wish to discuss the matter further, please contact Lucy Harrison 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