



Planning

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Mrs Helen Binns
Walsingham Planning Ltd
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Date: 10 October 2023

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: 138248/NMC/2023

Description: Non material amendment to planning permission 127537/FO/2020 to amend the triggers within conditions 4 (Local Labour) and 8 (Archaeology) ,

Location: Car Park Adjacent 25 To 27, Rochdale Road, Manchester, M4 4HT

I refer to your application for a non-material amendment to planning permission reference 127537/FO/2020.

The proposed to amend the triggers within conditions 4 (Local Labour) and 8 (Archaeology).

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 127537/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127537/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) (a) Within 6 months of the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

8) No development shall take place until the applicant or their agents or successors in title has carried out a programme of archaeological evaluation through trial trenching.

Where a more detailed targeted excavation and historic research (subject of a new WSI) is necessary, no development shall commence in the area of the targeted excavation until a further Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the City Council, as Local Planning Authority, and the further archaeological investigations have been undertaken.

The WSI shall also cover the following, which shall be carried out within 6 months of the completion of all the last archaeological investigation:

1. A programme for post investigation assessment to include - production of a final report on the investigation results
2. Deposition of the final report with the Greater Manchester Historic Environment Record.
3. Dissemination of the results of the archaeological investigations commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.

Reason: In accordance with policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) in order to advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing