

Planning

Jennifer Atkinson
Telephone: 0161 234 4517
jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr P Garner
Garner Town Planning Ltd
24A Market Street
Disley
Cheshire
SK12 2AA

Date: 31 March 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: 136574/NMC/2023

Description: Non material amendment to planning permission 131708/FO/2021 to alter condition 7 (Ground Conditions) to allow the demolition and site clearance to take place

Location: 87 Rochdale Road, Manchester, M4 4HY

I refer to your application for a non-material amendment to planning permission reference 131708/FO/2021.

The proposed seeks to alter condition 7 (Ground Conditions) to allow the demolition and site clearance to take place.

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 131708/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131708/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

7) a) Notwithstanding the Phase 1, Geo-Environmental Site Assessment, Ep3, Reference: 12-922-R1, dated December 2018 and the preliminary risk assessment, prior to the commencement of the development (save for demolition and site clearance works) the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:

- Intrusive investigation assessment;
- Updated final risk assessment;

- Remediation Strategy.

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence (save for demolition and site clearance works) until a 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 the Site Investigation Proposal shall be carried out, before the development commences (save for demolition and site clearance works) and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development 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 the residential element of the scheme.

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 EN18 of the Core Strategy.

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