

**Planning**

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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

BROWNFIELD LAND BEHIND J&S ACCESSORIES LTD - MANCHESTER 4 ROWER MILL, ASHTON OLD ROAD

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Jenka

Surname

Kaslik

Company Name

STOR Power Ltd

Address

Address line 1

Blackbrook Business Pk

Address line 2

Taunton

Address line 3

Somerset

Town/City

County

Country

United Kingdom

Postcode

TA1 2PX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☒ Yes

☐ No

☐ Not applicable

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

Number:

12

Suffix:

Address line 1:

The Parks

Address Line 2:

Haydock

Town/City:

Postcode:

WA12 0JQ

Date notice served:

23/11/2022

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Proposal: Erection of two single storey buildings to form an energy reserve facility with roof flues, associated outbuildings, plant and storage enclosures, hard standing areas and 2.4 metre high perimeter fencing

Location: Land To The Rear Of 1119 Ashton Old Road, Manchester, M11 1AA

Reference number

121909/FO/2018

Date of decision

14/01/2020

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

See Covering Letter

We are seeking a non material amendment to the wording of planning condition 7 to enable limited construction works (comprising the erection of tree protection fencing and the digging of the foundations for the gas skid in accordance with the approved plans) to be completed prior to a more detailed Construction Traffic Management Plan being prepared by the civils contractors, in order to allow a material start to be lawfully made on site in advance of the permission expiry date.

It is considered that this can be achieved via a non material amendment to the wording of planning condition 7 such that it reads as follows:

7) Before the commencement of development other than the digging of the foundations for the gas skid in accordance with the details contained in the STOR Power letter dated 2nd December 2022, the submitted construction management plan ref: Construction management plan for proposed gas fired energy reserve facility a proposed gas-fired energy reserve facility Ashton Old Road, Manchester, Date: October 2018 Ref: STOR128Ltd ASH CMP V0 shall be supplemented with a report confirming the following:

i. Working hours shall be limited to:

Monday to Friday: 8:00 am to 6.00 pm;

Saturday: 8:30 am to 1:00 pm.

No works will be undertaken on Sundays or public holidays.

ii. The dimensions of the site access road;

iii. The proposed methods for ensuring unobstructed access/egress to and from the site;

iv. The proposed routing of construction vehicles;

v. A swept path analysis to demonstrate that the access is sufficient for any proposed larger/abnormal load vehicles into and within the proposed development site

and that vehicles can enter and exit the site in forward gear;

vi. Details of the proposed arrangements, from a highway perspective, for delivery, storage and disposal/collection of materials;

vii. Parking provision during the construction period.

Please state why you wish to make this amendment

See Covering Letter

Planning permission for the development of the Energy Reserve Facility at Ashton was granted on 14th January 2020. The permission was subject to 17 planning conditions, 2 of which (Conditions 4 and 7) were pre-commencement conditions.

The additional site investigation required under Condition 4 was formally submitted on 21st October and is currently in determination.

Whilst it had been anticipated that construction of the project would commence in 2020, the COVID 19 Pandemic and it's associated impacts on the financial and investment sectors resulted in the previously aligned funding for the project falling away. STOR 128 Ltd has subsequently spent time identifying and securing an alternative funding partner to facilitate the build out of the project. Unfortunately this process has taken longer than anticipated and, whilst funding has now been formally secured, the associated Civils contract for the project built out was only awarded on 22nd November.

Given the need to align the Construction Management Plan with the Civil contractors contract, construction vehicles and working arrangements, it has always been anticipated that the additional details required in order to discharge pre-commencement condition 7 would be produced by the Civils contractor and submitted sufficiently in time to allow the formal discharge of Condition 7 in full in advance of the planning permission expiry date of 14th January 2023. Unfortunately, it has now become apparent that this is unrealistic given the delays that have occurred.

STOR 128 Ltd is therefore seeking a non-material amendment to the wording of Condition 7 to enable a small part of the construction works (sufficient to make a material start and lawfully implement the consent) to commenced in advance of the full Construction Management Plan being submitted and approved.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jenka Kaslik

Date

02/12/2022