

Planning

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Ms Jenka Kaslik
STOR Power Ltd
Blackbrook Business Park
Taunton
Somerset
TA1 2PX

Date: 20 December 2022

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: 135650/NMC/2022

Description: Non material amendment to condition 7 (CMP) attached planning permission referenced 121909/FO/2018 to allow a change in timeframe for the submission of the Construction Management Plan, ,

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

I refer to your application for a non-material amendment to planning permission reference 121909/FO/2018.

The details of the proposed amendments to facilitate the partial implementation of construction works prior to the expiry of planning permission ref: 121909/FO/2018. The approve works relate to the excavations of foundations to the gas skid only. Upon completion of these limited and approved works, the development shall cease on site, until such time that the construction management plan relating to the comprehensive implementation of construction works has been submitted to and approved in writing by the City Council as local planning authority.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual or residential amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved subject to the following conditions:

The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on: 14 December 2018, 18 December 2018, 22 January 2019, 29 January 2019, 5 February 2019, 20 February 2019, 5 March 2019, 21 August 2019 and 2 December 2022:

Application forms for non-material amendment following grant of planning permission (relating to application ref: 135650/NMC/2022)
 Planning application forms (relating to planning permission ref: 121909/FO/2018);
 Design and Access Statement (Document Reference: ASHTON DESIGN & ACCESS STATEMENT REV 0);
 Site Location Plan (9722-0001-02);
 Existing Site Plan (9722-0005-02);
 Proposed Site Layout Drawing (005f STOR128LAY);
 Proposed Internal Elevations Drawing (001f STOR128ELEV);
 Proposed External Elevations Drawing (001g STOR128ELEV);
 Proposed Site Access Gate and Security Fence Detail Drawing (9722-0006-01);
 Overlay of Approved and Proposed Layout (Drawing 007fSTOR128LAY);
 Overlay of approved and Proposed Elevations (Drawing 001vSTOR128ELEV);
 Materials Specification (Document Reference: ASH MAT SPEC REV 0);
 Waste Management Statement (Document Reference: ASH WASTE MANAGEMENT STATEMENT REV 0);
 Noise Assessment (RPS Noise Assessment dated 29 January 2019 JAT10543-STOR128-REPT-01-R1);
 Addendum Noise Assessment (RPS Noise Assessment dated 12 November 2018 JAT10543-STOR128-REPT-02-R0);
 Air Quality Assessment (RPS Air Quality Assessment dated 25 October 2018 Rev 1);
 RPS Response to EHO comments on AQ Assessment (document reference 10568r Response to EHO comments Ashton 20190215.docx);
 Construction Management Plan (dated October 2018, Reference STOR128Ltd ASH CMP V0) (amended by letter from STOR Power Ltd detailing a non-material change to condition 7 of planning permission ref: 121909/FO/2018Ref: Ashton s.96a.C& CTMP dated 2 December 2022);
 Lighting Design Strategy Plan for Biodiversity (Figure E1) and
 Proposed External Lighting Layout (Drawing SH-RPS-XX-XX-DR-E-6301 Rev P04);
 Preliminary Ecology Assessment (RPS report dated September 2018, reference 160920 STOR Electricity Peaking Plant - Ashton);
 Landscape and Visual Statement (RPS Report dated September 2016, reference OXF9725 ASHTON VF);
 Preliminary Risk Assessment (RPS Report dated September 2016, reference 160902 JER6922 Phase 1 DTS and PRA Ashton PT Review);
 Arboricultural Impact Assessment (RPS report dated September 2016, reference JMK9316 Ashton Old Road, Openshaw, Manchester Arboricultural Impact Assessment);
 T&P Regen Ground Investigation Report dated 1st September 2017 (Document Reference 2017 Sep_ASH1867_GI Report_Issue2);
 Stor Power email dated 1 May 2019 detailing discussions with the Environment Agency requirements for addressing dense non-aqueous phase liquid contamination that may be identified following commencement of works;
 Environment Agency email of 21 August 2019 confirming required measures for the mitigation of dense non-aqueous phase liquid contamination;
 Stor Power email of 10 October 2019 confirming linear third octave sound pressure level at 250 metres from the site.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1, EN19 and DM1 of the Core Strategy for the City of Manchester.

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.

For the avoidance of doubt:

- i. All excavation works relating to the excavation of foundations to the gas skid shall be implemented in accordance with the details of by letter from STOR Power Ltd detailing a non-material change to condition 7 of planning permission ref: 121909/FO/2018Ref: Ashton s.96a.C& CTMP dated 2 December 2022;
- ii. Works shall cease on site following the completion of excavation of foundations to the gas skid, until such time that the construction management plan relating to the comprehensive implementation of construction works has been submitted to and approved in writing by the City Council as local planning authority.

The development shall be fully implemented in accordance with the approved details, which shall remain place throughout the related phase of construction period.

Reason - In the interest residential amenity and public and highway safety pursuant to policies SP1, EN18, EN19 and DM1 and the National Planning Policy Framework.

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 121909/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121909/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Carl Glennon using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

