



Planning

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P O Box 532 Town Hall
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Mr Matthew Stocks
WSP
First Floor
3 Wellington Place
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LS1 4AP

Date: 30 August 2022

Dear Sir/Madam,

**Town & Country Planning (General Permitted Development Order) (England) 2015
(as amended) Schedule 2, Part 11**

Application No: 134295/DEM/2022

Proposal: Prior Approval for the demolition of gasholder and associated buildings and infrastructure, and associated restoration of site

Location: Gas Holder , Alan Turing Way, Manchester, M40 2XG

I write with reference to the above notification and advise you that prior approval to undertake the demolition is **not required**.

The City Council is satisfied that the demolition works in this case will not have a significant impact on the environment. This decision is based on:

No work approved by this planning permission shall commence until a strategy to deal with the risks associated with contamination associated with the site and the gas holder, has been submitted to, and approved in writing by the City Council as local planning authority. This strategy will include the following components:

1. A sufficient and appropriate site investigation scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
2. The development of an appropriate infilling methodology, materials management plan and necessary remediation strategy, based on the results of the investigation and assessment work in (1), demolish the gasholder and associated buildings and infrastructure, and associated restoration of site.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason - To ensure that the proposed demolition of gasholder and associated buildings and infrastructure, and associated restoration of site, does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework, pursuant to policies

EN17 and EN18 of the Manchester Core Strategy (2012).

The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment. This decision is based on the following documents, stamped as received on 7th and 19th July 2022 , and 3rd August 2022; Application for Prior Notification of Proposed Gasholder and Ancillary Infrastructure Demolition ref: 70095715 dated July 2022; Demolition Notice Statement; Outline Demolition Methodology July 2022; Outline Asbestos Management Plan dated May 2022; Asbestos Re-Inspection Survey ref; P-401550 dated 23rd August 2021; Preliminary Ecological Appraisal Report dated June 2022; Figure 1 rev.P01 Site Location plan; Figure 2 rev.P01 Site Layout plan and Structures to be demolished plan; and Figure 4 rev.P01 Final site conditions plan; Figure 5 rev.P01 Existing and Proposed Sections plan; Figure 3 rev.P01 Proposed works plan received 3rd August 2022; content of email from Planning Agent regarding access from Broxton Street dated 3rd August 2022, and on the basis of the conditions which are attached below.

Following the completion of the agreed works to demolish the gasholder and associated buildings and infrastructure, and associated restoration of site, a verification report demonstrating the completion of works set out in the approved remediation strategy shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of any sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that successful site remediation and restoration have been achieved.

Reason - To ensure that the proposed demolition of gasholder and associated buildings and infrastructure, and associated restoration of site on land, does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

Prior to commencement of development a finalised Asbestos Management Plan shall be submitted to, and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details .

Reason - To ensure that the proposed demolition of gasholder and associated buildings and infrastructure, and associated restoration of site, does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of contamination pursuant to policy EN18 of the Manchester Core Strategy (2012).

Prior to commencement of development a finalised Demolition Method Statement shall be submitted to, and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details .

Reason - To ensure that the proposed demolition of gasholder and associated buildings and infrastructure, and associated restoration of site, does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of contamination pursuant to policy EN18 of the Manchester Core Strategy (2012).

No removal of or works to any hedgerows, trees or shrubs should take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

Prior to any above ground works a Traffic Management Plan shall be submitted to, and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details .

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

Should you wish to discuss this matter any further please contact Sue Wills.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing