



Our ref: C-0446
3rd November 2021

Manchester City Council
Planning Department
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Dear Sir/Madam

Re: Application No: 123295/FO/2019 – Erection of a light industrial and storage / distribution building (Sui Generis) (3251sqm) with associated car parking and boundary treatment at Former Workshop, Arkady Industrial Estate, Briscoe Lane, Manchester, M40 2XG

Further to the Planning Approval for the above development and a subsequent Discharge of Conditions application (Ref: CDN/21/0015), please find below responses in connection with the Discharge of Planning Condition No 13 which accompanies the Discharge of Condition submitted via the Planning Portal application ref PP-10361593.

Condition 13

Please see attached an updated Ground Investigation Report prepared by Sub Surface North West Limited dated October 2021 which endeavours to deal with the outstanding issues.

We also confirm that there is no soft landscaping proposed at this site and we have not used a new water supply as we have retained the existing supply on site. The same is true for the waste water discharged which will connect to the existing foul water drainage system which was previously used on the building which was damaged in fire. Please can you clarify if this negates the requirement for a UU risk assessment.

I trust that the above details are sufficient for the application to be validated and condition to be discharged, however, if you require any further information, please do not hesitate to contact me.

Yours sincerely

 **Richard Shuttleworth**
Equilibrium Architects Limited

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