

FAO: Sue Wills
Principal Planner
Development Management North Planning
Growth and Development Directorate
Manchester City Council
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t: 01939 252909
Date: 14th July 2021

Application: 128960/FO/2020

Project: Connell Coop College

Location: Connell Sixth Form College, 301 Alan Turing Way, Manchester, M11 3BS

Proposal: Erection of a single-storey detached building for educational use (Class F.1) comprising of classrooms, and associated facilities including ancillary offices and canopy linkway to the existing building, provision of additional car and cycle parking areas, drop off area, playground, landscaping, external works and servicing

Dear Sue,

This cover letter is to accompany the following condition (approval of details reserved by a condition):

Condition 20:

a) The development shall be implemented in accordance with the content of document refs: 20-315-L-001 Remediation- Discovery Strategy- Key Geosolutions Ltd- February 2021 ; 20-315-D-001 (Rev 01)- Gas Protection Measures- Key Geosolutions Ltd- February 2021; and the Combined Phase 1 Desk Study & Phase 2 Report on Ground Investigation (November 2020);

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.

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.

Any further development must not compromise any existing remedial measures previously installed at the site as part of Planning Permission 101426/OO/2013/N2. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that

the existing remedial measures have not been compromised.

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. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of Planning Permission 101426/00/2013/N2, pursuant to EN18 of the Manchester Core Strategy (2012).

Should you require any further information to assist with this application, please do not hesitate to contact me.

Kind Regards,

Laine Kindzule
Planning Manager

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