



Planning

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Manchester M60 2LA

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	
Suffix	
Property name	Land To The West Of Former Bowker Bank Industrial Estate
Address line 1	Off Bowker Bank Avenue
Address line 2	Crumpsall
Address line 3	
Town/city	Manchester
Postcode	M8 4LD
Description of site location must be completed if postcode is not known:	
Easting (x)	383980
Northing (y)	403010

Description

Application to discharge Condition 6a and 6b of Application number: 104435/OO/2013/N1 of 21 January 2014 relating to potential contamination through submission of the following reports which have already been reviewed and approved by Laura Miller, Environmental Protection Section, Environmental Health of Manchester Council:

- E3P: "Blackley Mere, Blackley, Manchester M8 4LL: Phase I & II Geo-Environmental Site Assessment". Report Reference: 11-164-R1. October 2016.
- LK Consult: "Land at Blackley Mere Lower, Manchester. Geo-Environmental Investigation" Report reference: LKC 17 1257, May 2019.
- LK Consult: "Land at Blackley Mere Upper Reservoir, Manchester. Geo-Environmental Investigation". Report reference: LKC 19 1139, May 2019.
- C S Eccles Brownfield Consultancy: "Supplementary Groundwater Risk Assessment Report" Report reference: 182.03.2 31st January 2021).
- C S Eccles Brownfield Consultancy: "Remediation Strategy & Verification Plan" Report reference: 182.02.4 31st January 2021

2. Applicant Details

Title	Mr
First name	Chris
Surname	Eccles
Company name	Agent Acting for Blackley Developments Limited
Address line 1	55 St Catherine Drive
Address line 2	Hartford

2. Applicant Details

Address line 3	Hartford
Town/city	Northwich
Country	United Kingdom
Postcode	CW8 2FE

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

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

Outline application for the principle of residential development for up to 28 dwellings with means of access to be considered from Bowker Bank Avenue, following infill of existing drained reservoir.

Reference number

104435/OO/2013/N1

Date of decision (date must be pre-application submission)

21/01/2014

Please state the condition number(s) to which this application relates

Condition number(s)

6a and 6b

Has the development already started? ☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition? ☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Submission of the following five reports which have already been reviewed and approved by Laura Miller, Environmental Protection Section, Environmental Health of Manchester Council:

- 1 E3P: "Blackley Mere, Blackley, Manchester M8 4LL: Phase I & II Geo-Environmental Site Assessment". Report Reference: 11-164-R1. October 2016.
- 2 LK Consult: "Land at Blackley Mere Lower, Manchester. Geo-Environmental Investigation" Report reference: LKC 17 1257, May 2019.
- 3 LK Consult: "Land at Blackley Mere Upper Reservoir, Manchester. Geo-Environmental Investigation". Report reference: LKC 19 1139, May 2019.
- 4 C S Eccles Brownfield Consultancy: "Supplementary Groundwater Risk Assessment Report" Report reference: 182.03.2 31st January 2021).
- 5 C S Eccles Brownfield Consultancy: "Remediation Strategy & Verification Plan" Report reference: 182.02.4 31st January 2021

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

7. Site Visit

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

8. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Reports issued for review earlier in May 2021. Email of 27/05/21 stated: "I have read through the reports and here are my comments: Previous SI by E3P and recommendations" there were 4 bullets of comments, then "Supplementary Groundwater Risk Assessment report – I can see Lee has already commented on the controlled waters elements" there were 4 bullets of comments, then "Remediation Strategy and Verification Plan (January 2021) - Detailed design for the gas protection measures is still required". then comment agreeing with proposal for increased 600 mm thick cover soils then statement "No major issues but we do need confirmation that the additional SI will be completed to fill in the gaps in the E3P report. The confirmation that these gaps would be completed was sent by the Applicant's Agent buy email and then acknowledgement recieved from L Miller that she was happy with this response.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them. ☒

Date (cannot be pre-application)