

4th June 2021

Manchester City Council
Planning
PO Box 532, Town Hall
Manchester
M60 2LA

edgeplan

Barnett House
53 Fountain Street
Manchester
M2 2AN
t. 0161 228 2226
e. info@edgeplan.co.uk
www.edgeplan.co.uk

Our ref: EP494
Your ref: PP-09910018

Dear Sirs

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION NO 25 (REMEDIATION VERIFICATION)
PLANNING PERMISSION 119731/FO/2018
CHESHIRE CHEESE PH & VACANT LAND (FORMERLY NOS 32-38), OLDHAM ROAD, MANCHESTER,
M4 5FE**

I write further to the planning permission dated 15 November 2018 for the Erection of a 7-storey building to form 38 apartments and a ground floor retail unit.

The Application

This application is submitted via the Planning Portal ref: PP-09910018 and comprises the following:

- Application forms (completed on the Planning Portal);
- Covering Letter; and
- ABGi Letter dated 04 June 2021.

The fee of £116 (and PP admin fee) has been paid directly via the Planning Portal.

3 Remediation Verification

Condition 25 reads as follows:

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.

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, pursuant to policies DM1 and EN18 of the Core Strategy.

The submitted letter from the Contractor, ABGi, confirms that during installation of the below ground piles, below ground drainage and construction of the pile caps and ground beam foundations no indication of contamination was observed or experience any aromas that would indicate the presence of contamination.

I hope you have everything required to validate the application and subsequently discharge condition 25. Should you require any further information to discharge the condition please do not hesitate to contact me, I look forward to hearing from you in due course.

Yours faithfully



James Berggren BA (HONS) MPLAN MRTPI

e. james.berggren@edgeplan.co.uk

m. 07496 109559