Wildstone Planning

24 February 2021

Development Control
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

DSV Road Ltd, Greeba Road, Manchester, M23 9ET – Condition Discharge Submission (Manchester Ref: 124568/FO/2019)

Dear Sir/Madam

Wildstone Planning have been instructed by DSV Road Ltd to submit an application to part discharge the final element, part b of Condition 4 pursuant to the above-mentioned planning permission granted on 11th October 2019:

> *'Erection of a two storey extension to form additional office space, extension to car parking and covered cycle parking, associated hard landscaping and fencing.'*

Condition 4 – Preliminary Risk Assessment

The condition is set out in full below:

> *'a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*
>
> *In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.*
>
> *The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a*

report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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'

Part b) of condition 4 requires that a site verification/validation report is submitted when the earthworks have been completed and should include results of the watching brief, to confirm whether any unexpected contamination as found or not during the works.

This application seeks to close out the final element of the above condition part b, confirming that no unidentified contaminants or findings have been found on site.

The following documents have been submitted in support of this application:

- Confirmation Letter, prepared by From the Boys, dated 19th February 2021

The discharge of conditions application fee of £116 has been paid directly to Manchester City Council.

We trust that this information is sufficient to allow the above condition to be discharged, but should you require any further details please do not hesitate to contact me.

I look forward to receiving confirmation of the registration of this application in due course.

Yours sincerely,

Annie Reid

Annie Reid
Senior Planner
020 7751 7315
Annie.reid@wildstoneplanning.co.uk