

8th October 2020

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Our ref: EP494
Your ref: PP-

Dear Sirs

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION NO 24 (GROUND CONDITIONS)
PLANNING PERMISSION 119731/FO/2018
CHESHIRE CHEESE PH & VACANT LAND (FORMERLY NOS 32-38), OLDHAM ROAD,**

I write further to the planning permission dated 15 November 2018 and the partial discharge of condition 24, under application CDN/20/0112, on 15 June 2020.

The Application

This application is submitted via the Planning Portal ref: PP-09129481 and comprises the following:

- Application forms (completed on the Planning Portal);
- Supplementary Geo-Environmental Appraisal (October 2020);
- Calibration Certificate dated 13 March 2020;
- Calibration Certificate 19 March 2020; and
- The fee of £116 (and a £25 PP admin fee) has been paid directly via the Planning Portal.

24 Ground conditions

Background

Condition 24 reads as follows:

"Notwithstanding the details outlined in the submitted Phase I Geo-environmental Investigation report produced by Subadra and received by the City Council as Local Planning Authority on 16 April 2018, 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 in accordance with a detailed schedule and a report prepared outlining what measures, if any, are required to remediate the land shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the agreed details".

Condition 24 was partially discharged under application CDN/20/0112 on 15 June 2020. The submitted Geo-Environmental Appraisal, prepared by Groundtech Consulting (Ref:19134/1231), together with the Permanent Ground Gas Assessment (18 May 2020, Ref: 19134/1500) were deemed satisfactory by the City Council, in order to enable demolition to take place and allow the partial discharge of the condition 24.

The Decision Notice states that condition 24 can be fully discharged upon submission and agreement of the following items, which should be submitted prior to the commencement of above ground works:

- i) Submission of calibration certificates for the gas monitoring equipment to cover the entire period of monitoring;
- (ii) Submission of the post demolition site investigation report; and
- (iii) Submission of an updated remediation strategy (if required).

Full discharge of condition 24

The required calibration certificates for the gas monitoring equipment are submitted with this application, together with the post demolition site investigation report. There is no requirement for an updated remediation strategy.

I hope you have everything required to validate the application and subsequently discharge the final part of condition 24. Should you require any further information to fully discharge the condition then please do not hesitate to contact me.

I look forward to hearing from you in due course.

Yours faithfully



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