Our Ref: A113272

Your Ref: PP-08496548

FAO Jennifer Connor

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

11 February 2020

Dear Jennifer,

CHORLTON HIGH SCHOOL SOUTH, MAULDETH ROAD WEST, CHORLTON

APPLICATION TO DISCHARGE CONDITIONS OF PERMISSION 124685/FO/2019

On behalf of our client, the Department for Education, we have been instructed to apply to discharge conditions associated to planning permission 124685/FO/2019 at the above-mentioned site. Planning permission for the site was granted on 15th November 2019 for the following development description:

"Construction of a part three storey, part two storey, part single storey building to provide a new secondary school with associated sports facilities and floodlighting, external landscaping, car park, cycle store and access as well as replacement outdoor provision for a police dog training area and police horse paddocks"

The conditions which are requested to be discharged under this application are as follows:

- Condition 14 – Ground Contamination

The application is submitted with supporting documents and information, all of which are identified below. The required fee for the amount of £116 has been submitted to the Council via the Planning Portal's online payment system.

Condition 14 – Ground Contamination

The condition specifies that a Preliminary Risk Assessment ('PRA') which identifies and evaluates all potential sources and impacts of contamination (ground and water) and ground gas sources. In the event that the PRA identifies any contamination risks which require further investigation or remediation, the condition requires that development shall not commence until a site investigation scheme and a written Remediation Strategy has been submitted and approved by the Council.

This discharge of conditions application is accompanied by a the following;

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- Phase III Remediation Strategy and Risk Assessment – CCG, February 2020

In support of the original planning application (ref. 124685/FO/2019) a Phase I Site Investigation Report (Econ Associates Limited, April 2018), and a Phase II Site Investigation Report (Dunelm, July 2018) were both submitted. These are provided within the latest report at Appendix C and D respectively.

Further required information is now also provided in the form or a Detailed Quantitative Risk Assessment which is provided at Appendix E. In addition, further reports and results of ground investigations are provided with an Asbestos Investigation Report (Appendix F), a further Ground Investigation Reports (Appendix G) and an Asbestos Management Plan (Appendix H) to deal with the requirements of the planning condition.

The further site investigations alongside the Remediation Strategy are provided to seek discharge of the planning condition in full.

Summary

I trust the enclosed information is sufficient to validate the application and I look forward to receiving confirmation that the conditions have been discharged. Should you have any queries in the meantime, please do not hesitate to contact me.

Yours sincerely,



Chris Bradshaw
Town Planner
WYG Environment Planning Transport Limited