

Our Ref: 1072/L/004-LA
30th September 2025

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

Re: Application for approval of details reserved by condition within Planning Permission 107259/FO/2014/N1
Location: Land At Charminster Drive, Crumpsall, Manchester
Proposal: Erection of 23 no. two storey dwelling houses (Use Class C3) with associated car parking, landscaping, boundary treatment and other works
Conditions: 5

Dear Sir/Madam,

Please find enclosed our planning application which has been submitted via the Planning Portal for the approval of details reserved by condition of the above referenced planning approval.

We would be grateful for your confirmation that the information provided within this application is satisfactory and the relevant condition can be discharged. Please find the following comments which summarise the information that has been submitted:

Condition 5 (Contaminated Land)

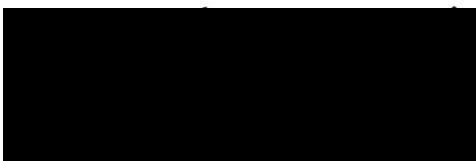
Supplied as part of the application submitted via the Planning Portal is the Remediation Validation Report by Build Vision Consulting Engineers (ref: 1139 revision C) which confirms the completion of the remediation measures on the site.

We trust this is sufficient for your approval and will satisfy Condition 5 and this can be discharged.

We trust the above is satisfactory however should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

HNA architects



Tom Riggall ACAIT
Architectural Technologist