

8th May 2025

Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

FAO Steve McCoombe

Dear Steve

Application Number: 141465/FO/2024

Location: Manchester Communication Academy, Silchester Drive, Manchester, M40 8NT

Further to the granting of planning permission for the above scheme, we write and enclose documents to discharge pre-commencement planning conditions as follows:

Condition 9

Prior to any site clearance or earthworks a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Please find enclosed document 'Mammals RAMS – Manchester Communications Academy 08.05.25'

Condition 20

a) Notwithstanding details submitted, before commencement of the development hereby approved, an updated 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 the 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 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. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.



It is understood that excavated topsoil generated during construction work is to be used to regrade levels around the perimeter of the pitch with excess topsoil being removed from site. Notwithstanding the findings of the submitted Soiltechnics Ground Investigation Report, ref. STV5997-R01 Rev B, October 2023, which included composite sampling of site materials, any site-won or imported soils for use within soft landscaped areas on site must be validated as suitable for use in accordance with City Council guidance.

It is recommended that the WML Geo-Environmental Investigation & Assessment, ref. 11258G-WML-XXZZ RP-G-0002, October 2023 (submitted for CDN/24/1034 of planning approval 138956/FO/2024), which includes sampling data for an area adjacent to the application site (Y7 Block), be considered by the ground contamination consultants in any further proposals to re-use site-won materials on or off site.

Please find enclosed ground investigation report dated April 2025 'STX6988-R01-Rev_A'

Condition 22

Notwithstanding details submitted, prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

-For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice;

Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment.
Provide greenfield runoff rate;

Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events;

Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change. Manchester City Council LLFA;

Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority;

A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753);

Construction details of flow control and SuDS components;

Details of how the scheme shall be maintained and managed after completion;

Please find enclosed surface water drainage design 'R-00256-001-A-SWD' dated May 2025'



Condition 23

Prior to the commencement of development, a 30-year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Please find enclosed 'Habitat Maintenance and Monitoring Plan – Manchester Communications Academy 08.05.25'.

Trusting this meets with your approval and assuring you of our best attention at all times.

Yours faithfully,
McArdle Sport-Tec Ltd

S. Barclay
Managing Director