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15 July 2025

Planning Portal Application Ref: [PP-14124913]

Application to discharge Condition 7 attached to planning permission 140875/FO/2024 at Castlefield Viaduct, Manchester

RJP town planners ('RJP') has been instructed on behalf of the National Trust ('NT') to submit this application to discharge Condition 7 attached to full planning permission granted on 4th April 2025 (Ref: 140875/FO/2024) for the extension of the existing urban park along Castlefield Viaduct, Manchester.

Condition 7 relates to a Completion/Verification Report for the Phase 1 segment of the park, and reads as follows:

7) In respect to the ground conditions of Phase 1, the following documents have previously been considered and are hereby approved:

- *Land Quality Desk Study and Preliminary Risk Assessment Report Reference: PC2387- RHD-ZZ-XX-RP-Z-0002 dated 10 May 2021*

- *Remediation Strategy Review reference: PC2387-RHD-ZZ-XX-CO-Z-0017 (received 3 March 2022).*

Within 3 months from the date of this planning permission, 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 Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

The Land Quality Desk Study and Preliminary Risk Assessment Report (PC2387- RHD-ZZ-XX-RP-Z-0002) referenced in Condition 7 was a supporting document for the original, temporary Phase 1 stage of the Castlefield Viaduct urban park approved under 131621/FO/2021. Condition 6b of that approval stated:

6) b) When the development within each phase 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.

This condition was discharged upon the submission of the Remediation Strategy Review (PC2387-RHD-ZZ-XX-CO-Z-0017) under reference CDN/21/0941. However, the 'Completion/Verification Report' element of Condition 6(b) was not fully satisfied according to the Council. For this reason, Condition 7 was applied to 140875/FO/2024.

Condition 7 was required to be satisfied with three months of the decision date for planning permission 140875/FO/2024 (4th April 2025). Due to the time required to remobilise the project team for the construction planning stage of Castlefield Viaduct, it has not been possible to submit an application to discharge Condition 7 before the deadline of 4 July 2025. In pre-application correspondence with Manchester City Council, it was confirmed that a Section 96 non-material amendment was not required to alter this time period if the Completion / Verification Report could be supplied in a timely manner.

A Castlefield Viaduct Land Quality Phase 1 Pilot Verification Report was completed in 2022. However, it has not been recorded as being issued to Council to date. Therefore, the following documents are submitted for approval:

- Castlefield Viaduct Land Quality Phase 1 Pilot Verification Report, reference PC2387-RHD-ZZ-XX-RP-Z-0019, Revision 01, dated 10th October 2022 prepared by Royal HaskoningDHV

I trust the enclosed documentation meets the requirements and look forward to receiving confirmation of validation in due course.

Yours sincerely,

[redacted]