

7th May 2025

Delivered via Planning Portal

Robert Griffin
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Rob

**DISCHARGE OF CONDITION 3A PURSUANT TO PLANNING PERMISSION (REF. 141536/FO/2024):
RICHMOND CAR PARK FALLOWFIELD CAMPUS MANCHESTER M14 6YY**

On behalf of University of Manchester ('University' or 'the Applicant'), we are pleased to enclose an application to discharge Condition 3A (Remediation) pursuant to planning permission (ref. 141536/FO/2024) at the above site.

The application is submitted via the Planning Portal (ref. PP-13999633) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- Completed Application Forms
- This Covering Letter
- Remediation Strategy and Verification Plan, prepared by Hydrock (ref: LIMES-HYD-XX-XX-RP-G-3001)

The requisite application fee of £298 has been paid online via the Planning Portal.

Background

As Manchester City Council ('MCC') is aware, a full planning permission for the development of a new student accommodation facilities management and support services building has been granted on 24th February 2025 (ref. 141536/FO/2024) ('the Original Permission'). The full wording of the approved development is as follows:

Erection of a facilities and services building to accommodate catering facilities, maintenance storage space and office space (sui generis use) with associated car parking and landscaping

Condition 3

Condition 3 states:

Level 5 Transmission
6 Atherton Street
Manchester
M3 3GS

T 0161 233 7676 turley.co.uk

a) Before commencement of the development hereby approved, a report outlining what measures, if any, are required to remediate the land (Remediation Strategy) 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 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 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.

This application seeks to discharge Part A of Condition 3 only.

To satisfy the requirements of Part A of the condition and secure its discharge the following information is submitted:

- Remediation Strategy and Verification Plan, prepared by Hydrock (ref: LIMES-HYD-XX-XX-RP-G-3001)

The information submitted has been produced to fulfil Stage 3: Remediation and Verification of the Environment Agency's (EA) Land Contamination Risk Management (LCRM), specifically, the development of a remediation strategy to ensure that, on completion, the site can be shown to be suitable for its intended use, such that it will not pose an unacceptable contamination risk to the identified receptors.

This document ultimately seeks to agree the remediation concept for the proposed development with the relevant regulatory authorities. This includes Manchester City Council as the Local Planning Authority, through the discharge of Condition 3A.

Conclusion

I trust that you have the relevant information to validate this application and discharge Condition 3A pursuant to planning permission (ref. 141536/FO/2024).

Should you have any queries, or require more information please contact myself or my colleague Adam Buxton (adam.buxton@turley.co.uk).

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

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