

Planning Services

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Our ref 0588/AM/JG

30 May 2025

Dear Sir/Madam,

Application for approval of details reserved by Condition 5 attached to 141189/FO/2024 relating to the planning permission:

‘Erection of a single storey extension to provide an additional 7 bedrooms to the existing Independent Hospital (Use Class C2), along with associated landscaping and amendments to the car parking layout.’

At: Millbrook Independent Hospital, 57 Wastdale Road, Manchester, M23 2RX.

We write on behalf of our client Alternative Futures Group in respect of the above site.

An application has been submitted today via Planning Portal seeking approval of details reserved by Condition 5 attached to planning consent for the above site (141189/FO/2024) which was approved on 24 January 2025.

Condition 5

‘Before the development hereby approved commences, a report (Phase 2 Site Investigation) 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 measures for investigating the site identified in the Phase 2 Site Investigation shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, is found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.'

The information below is submitted to satisfy Condition 5, in respect of planning application 141189/FO/2024.

Condition	Information Submitted
5	- 24-586 P2 GIR - Millbrook (Phase 2 Ground Investigation Report)

I trust the information enclosed with this application is sufficient to discharge the condition in relation to the planning application ref: 141189/FO/2024 and would be grateful for your written confirmation of this in due course.

The planning fee of £298.00 + service charge has been paid online by credit card via the Planning Portal.

Should you have any queries, please do not hesitate to contact me.

Sincerely,



Amy Murphy
Graduate Planning Consultant