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Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Submitted via the Planning Portal only

02 April 2025

Dear Sir/Madam,

Application for Discharge of Conditions (Planning Portal Reference: PP-13877361)
Site: Land Off Pitsford Road, Manchester

Introduction
We write on behalf of our client, Bellway Homes Ltd (Manchester Division), regarding the above site. Planning was granted on 14.03.25 under application reference 140311/FO/2024, for the following description of development:

'*Erection of a residential development (Use Class C3a) with associated landscaping, boundary treatment, infrastructure and ancillary works.'*

This submission outlines the information enclosed to discharge one condition.

Conditions and Detail Submitted

Condition 11
This states the following:

'Notwithstanding the Phase I Geoenvironmental Site Assessment, Ref:16-148-R1-1, Date: October 2022, Supplementary Phase II Geoenvironmental Site Assessment, Ref: 17-302-R2-1, Date: May 2024, Remediation and Enabling Works Strategy, Ref: 17-302-R3-1, Date: May 2024, Before the development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- *Details of the clean cover system depths (including any tree/shrub pits) and imported materials testing criteria.*

In the event of a 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 the

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.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are 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 in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.'

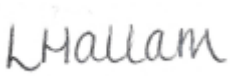
To address this condition, the following information is submitted:

- 16-148-R1 - Pitsford Road Miles Platting - Phase 1 GSA - Oct 22
- 17-302-R2-1 - Pitsford Road Miles Platting - Phase II GSA - May 2024
- 17-302-R3-1 - CMRA - Pitsford Road - August 2024
- 17-302-R3-2 - Pitsford Road - Remediation Strategy - May 24

Summary

We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



Laura Hallam
Graduate Planning Consultant

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Mobile: 07359 302449

Encl: as referenced.