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Date: 5 March 2025
Our ref: 66476/03/SPM/HR/33244207v1
Your ref: PP-13742104

Dear Jennifer

Application to Discharge Conditions 3 and 6(a) attached to the Full Planning Permission (ref. 139133/FO/2024) at Cornbrook Road, Manchester

On behalf of our client, FG Vivere Manchester Ltd, Lichfields is pleased to submit an application to discharge Conditions 3 and 6(a) attached to the full planning permission (ref. 139133/FO/2024) [the Planning Permission] at Cornbrook Road, Manchester [the Site]. The description of development for the Planning Permission has subsequently been amended by an application for a non-material amendment (ref. 142148/NMC/2025).

This application was submitted to Manchester City Council [the LPA] via the Planning Portal (ref. PP-13742104). Together with this covering letter, the application comprises the following documents:

- Completed Application Forms;
- Piling and Penetrative Works Risk Assessment (ref. NS/C5540/13935);
- Risk Assessment for Water Pipes prepared by Brownfield Solutions;
- Phase II Geo-Environmental Assessment Report (ref. AH/C5540/13714 rev. A); and,
- Remedial Strategy (ref. AH/C5540/13847).

The requisite application fee of £145 was paid online via the Planning Portal at the time of submission.

Condition 3 (Piling)

Condition 3 requires the submission of details of the method of piling, or any other foundation design using penetrative methods, for the development to the LPA for approval. A Piling and Penetrative Works Risk Assessment (ref. NS/C5540/13935) [the PRA] has been submitted as part of this application. Section 2.6 of the PRA confirms that due to the magnitude of the column loads expected to be imposed by the high-rise multistorey structure, piles are considered to be the most suitable

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foundation solution from a geotechnical perspective. The piled foundations will extend through the made ground and superficial deposits and be socketed into the sandstone bedrock. The sandstone bedrock has been observed between 6.8 and 7.3m below ground level [bgl] and proven to a maximum depth of 26m bgl.

The PRA states that it is understood that a replacement type bored piled solution will be required, such as continuous flight auger piles. As part of the development, approximately 1m of cut is proposed to facilitate finished floor levels and the emplacement of a working platform for the piling rig. This will remove the majority of heavy metal contamination and the localised hotspot removal of ashy made.

The PRA concludes that the risk assessment carried out demonstrates overall risks to the identified receptors associated with the chosen piling method is considered to be negligible or low, in accordance with the EA's piling risk assessment methodology. Due to the negligible to low risk at the site, the use of specific mitigation measures is not considered necessary in respect of controlled waters, construction workers and end users.

A Risk Assessment for Water Pipes is also submitted as part of this application. In accordance with the reasoning for the imposition of Condition 3, the risk assessment demonstrates that piling will not result in contamination of groundwater.

In accordance with Condition 3, once approved, the details set out in the PRA will be implemented during the construction of the development. We therefore request that Condition 3 discharged.

Condition 6(a) (Preliminary Risk Assessment)

Condition 6(a) requires the submission of a report to the LPA which identifies and evaluates all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site. A Phase II Geo-Environmental Assessment Report (ref. AH/C5540/13714 rev. A) is submitted as part of this application [the Phase II Report]. The Phase II Report assesses the geo-environmental setting and ground conditions of the Site.

Ground gas monitoring confirms that there are no exceedances of methane or carbon-dioxide, and ground gas protection measures are not required. The Phase II Report confirms that the overall risk to controlled waters is considered to be low and no further action is required in this respect. The Phase II Report states that testing of the made ground at the Site revealed exceedances of heavy metals across the Site as well as PAHs associated with ash in one location. Sections 8.8 and 8.9 of the Phase II Report sets out the outline remedial measures and health and safety protocol to mitigate the risk associated with possible ground contamination at the Site.

A Remedial Strategy (ref. AH/C5540/13847) is also submitted as part of this application. The Remedial Strategy sets out how the remediation of the Site will be undertaken and how the works will be validated. Section 4 of the Remedial Strategy appraises the remedial options for the Site and sets out the selected options. Section 5 details the remedial requirements and Section 6 identifies the key stakeholders and responsibilities for implementing the strategy. Section 7 of the Remedial Strategy sets out the verification plan for the remediation works.

Once approved, the development shall be carried out in accordance with the Remediation Strategy. Prior to the occupation of the development a completion/verification report shall be submitted to the Council, in accordance with the requirements of Condition 6(b).

Concluding Remarks

We trust that the enclosed information is sufficient to allow for the discharge of Conditions 3 and 6(a) attached to the full planning permission (ref. 139133/FO/2024) at Cornbrook Road, Manchester.

Please do not hesitate to contact me, or my colleague Dominic Holding, at this office should you require any further clarification on any aspect of the information submitted.

Yours faithfully



Harry Russell
Planner
BA (Hons) MSc MRTPI