

Our Ref: 04C201431/LS
Your Ref: 136359/FO/2023

20 May 2024

Robert Griffin
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Robert,

SUBMISSION OF A PLANNING APPLICATION DISCHARGE CONDITION 6 RELATING TO FULL PLANNING APPLICATION 136359/FO/2023 AT CORNER OF RELIANCE STREET AND OLDHAM ROAD, MANCHESTER M40 1EZ

On behalf of our client Iduna Evci Asset Co 1 Limited ('the Applicant'), please find enclosed an application to discharge planning Condition 6 of planning permission 136359/FO/2023, which was approved on the 28 June 2023 for the following development:

"Change of use of site and creation of an electric forecourt comprising 16 no. electric vehicle charging points (Sui Generis use), with associated canopy/bio-diverse roof structure, erection of single storey retail unit (Use Class E), hard and soft landscaping, access arrangement and other associated infrastructure."

The relevant planning condition wording, as per the decision notice, is copied in full below along with supporting documentation listed which has been submitted to discharge Condition 6.

Condition 6 (Remediation Verification)

Condition 6 is worded as follows:

"6) When the development commences it shall be carried out in accordance with the previously agreed Remediation Strategy (approved under condition 3 of this decision notice) and a Completion/Verification Report 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 in each phase 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.

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 policy EN18 of the Core Strategy."

Supporting Documentation

This planning application is supported by the following:

- Validation Report, prepared by Geo2, dated 17 May 2024 (ref: 24/1435.1.1)

Summary

A payment of £215 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal (PP-13064960) to cover the requisite planning fee. I look forward to receiving your confirmation that the relevant planning condition has been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited