



Maximillian Gibson  
Manchester City Council  
Town Hall  
Albert Square  
Manchester  
M2 5DB

10<sup>th</sup> May 2024  
9560.010

Gareth Piatt is dealing with this matter  
**07425 624242**  
GarethPiatt@tep.uk.com

Dear Max

**Application for approval of details reserved by conditions pursuant to Full Planning Permission Reference 135348/FO/2022 at Eastlands Primary Substation, Manchester (resubmission).**

This application is submitted by The Environment Partnership (TEP) Ltd to discharge conditions 3a, 6 and 7 associated with planning permission reference 135348/FO/2022 comprising:

*Erection of a switch house building and transformer at the existing Eastlands Primary Substation.*

**Application to Discharge Conditions**

The documents accompanying the application are listed in Table 1 below and are provided to discharge the conditions outlined below.

The Basic Asset Protection Agreement (BAPA) and Designer's Risk Assessment (RAMS) have been sent to Network Rail's North West Asset Protection Team for review ([assetprotectionnorthwest@networkrail.co.uk](mailto:assetprotectionnorthwest@networkrail.co.uk)). These documents were sent on 17<sup>th</sup> April 2024, there has not yet been a response.

**Condition 3a**

*3) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) 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 Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*

*In the event of the 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 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.*

#### **Condition 6**

*6) Prior to the commencement of the development hereby approved, a Risk Assessment and Method Statement (RAMS) under Construction (Design and Management) Regulations shall be submitted for approval to the City Council, as local planning authority.*

*The approved RAMS shall be implemented as part of the development and remain in place for the duration of the construction period.*

*Reason - To ensure an acceptable development adjacent to the railway, pursuant to policy DM1 of the Core Strategy.*

#### **Condition 7**

*7) Prior to the commencement of the development, a Basic Asset Protection Agreement (BAPA) shall be submitted for approval in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.*

*Reason – To ensure an acceptable development adjacent to Network Rail structures, pursuant to policy DM1 of the Core Strategy.*

**Table 1 Submitted Documents**

| <b>Document</b>                                                          | <b>Reference</b> | <b>Condition</b> |
|--------------------------------------------------------------------------|------------------|------------------|
| Phase 1 GeoEnvironmental Desk Study                                      | A3738/20         | 3a               |
| Appendix 1 – Groundsure reports Parts 1, 2 and 3                         | A3738/20         | 3a               |
| Designer's Risk Assessment                                               | 100138-DRA       | 3a               |
| RAMS – CDM Site Establishment Works                                      | 13112/RAMS/1     | 6                |
| RAMS – Excavation Works to Formation Level and Aggregate Placement Works | 13112/RAMS/2     | 6                |
| Basic Asset Protection Agreement                                         | 178237-NW8180    | 7                |

The fee of £145.00 has been paid to Manchester City Council via the Planning Portal.

If you have any questions or comments regarding the above please do not hesitate to contact me using the details provided at the head of this letter.

Yours sincerely

Gareth Piatt  
Environmental Consultant  
TEP