



Dalton Fields, Wilbraham Road, Chorlton

Full Planning Ref: 135604/FO/2022

Discharge of Conditions Application – Condition 22 (Site investigation (resubmission))

Background: -

Manchester City Council (MCC) granted full Planning permission in October 2023 (LPA Ref: 135604/FO/2022) for the 'erection of a 65 dwellings (Use Class C3(a)), with associated infrastructure, including landscaping, ecological mitigation, drainage and car parking, access from Wilbraham Road, and demolition of garage to the rear of 354 Wilbraham Road', subject to a number of conditions.

This application (Planning Portal Ref: PP-12753223) seeks to discharge condition 22 of the Full Planning approval as follows: -

Condition 22: -

"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 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".

This was previously refused under application CDN/23/0729. This application (PP-12753223) provides an updated report to address the previous concerns raised by Manchester city Council and gives additional clarification under Section 12 of the report (Further Works).

To enable the discharge of this condition the following documents have been submitted:

- Coopers Supplementary Site Investigation Rev B