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20th February 2024
9560.009

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.

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:

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

Document	Reference	Condition
Designer's Risk Assessment	100138-DRA	3a
Geo-environmental Investigation	A3738/20	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

G Piatt

Gareth Piatt
Graduate Environmental Consultant
TEP