

Our Ref: WG/KN0009/17

09 February 2024

FAO: Mr Steven McCoombe
Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

**Application to discharge conditions 7 and 9 of approved planning permission
I27779/FO/2020.**

**Octagon House, Hathersage Road, Manchester, M10 0EH
Planning Portal Reference PP-I2793280**

We are instructed by our client, Plymouth Grove Residential Investment Limited Partnership to submit the approval of matters reserved by a condition relating to the approved energy centre building. We submit the enclosed application to discharge conditions 7 and 9 of approved planning permission I27779/FO/2020.

The description of Planning Permission is as follows:

“Erection of part single storey, part double height building to form an energy centre (sui generis) incorporating 3 thermal store silos, thermal store, ancillary plant equipment including air intake/exhaust vents, roof mounted dry air coolers and enclosed chimney, together with boundary treatment and alterations to the car park”

This application is an urgent submission owing to the upcoming expiry of the permission and the need to implement the permission.

Condition 7

Condition 7 requests a Preliminary Risk Assessment to identify and evaluate all potential sources and impacts of ground contamination, groundwater contamination and/or ground gas relevant to the site. This must conform to the City Council's current guidance document.

To discharge Condition 7 we submit an Preliminary Risk Assessment produced by Groundtech Consulting.



Condition 9

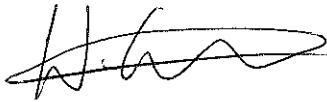
Condition 9 requests the submission of a surface water drainage scheme based upon sustainable drainage principles.

To support the discharge of Condition 9, we enclose a Drainage Condition Discharge Report produced by PG Consulting.

We trust the provided information is sufficient to discharge Conditions 7 and 9.

If you have any queries regarding the submission or require any additional information, please do not hesitate to contact us.

Yours faithfully,



**William Groarke BA (Hons) MSc
Planner**

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