Our ref: Q230056/sb/sr
Your ref: 121380/FO/2018
Email: Sam.baggaley@quod.com
Date: 23 February 2024

Ms Jennifer Atkinson
Manchester City Council Planning,
Manchester City Council,
PO Box 532,
MANCHESTER,
M60 2LA

By Planning Portal (PP-12827651)

Dear Jennifer

Application to Discharge Conditions 6, 10, and 34, of Full Planning Permission Reference 121380/FO/2018 at Swan House, Swan Street, Manchester, M4 5DF

On behalf of RG Group ("the Applicant"), please find enclosed an application for the approval of details required by condition 6 (Site Investigations), 10 (Drainage), 34 (Public Realm) of planning permission reference 121380/FO/2018. The enclosed information provides the details to discharge several conditions relating to Swan House, Swan Street ,Manchester, M4 5DF ("the Site").

The planning application fees of £145 (exclusive of the service charge of £64) have been made via the Planning Portal (PP-12827651). This is calculated in full accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017).

The notes below briefly explain the documents submitted in relation to the respective conditions.

Condition 6 – Site Investigations

Condition 6 is split into part a and part b. Part a has been previously discharged (CDN/21/0106) and provided information on site investigation proposals, a site investigation and risk assessment report and a remediation strategy. This application seeks to fully discharge this condition with reference to the outstanding part b which requires a completion/verification report to be submitted and approved by the Local Planning Authority ("LPA") prior to occupation confirming the development has been carried out in accordance with the previously agreed remediation strategy.

As there was no requirement for remediation on Site and therefore no remediation strategy agreed with the discharge of part a of the condition it is sought that Part b of Condition 6 is discharged to confirm the LPAs agreement prior to first occupation of the residential development. The condition can therefore be discharged in full.

Enclosed with this application are the details of the site investigations work and the information submitted with CDN/21/0106 relevant to the Site as part of the development confirming no requirement for remediation as listed as below.

- 067266-CUR-00-XX-RP-GE-001-V05_Phase 1 Desk Study _Swan House
- 067266-CUR-00-XX-RP-GE-002-V02_Swan House Pre-Demo Phase 2 Report
- 067266-CUR-00-XX-RP-GE-003-P02_Piling Risk Assessment
- 077409-CUR-00-XX-RP-GE-002-V04_Phase 2
- 077409-CUR-XX-XX-CO-GE-00001-V01_Ground water
- UU Risk_Assessment_Swan House

Condition 10 – Drainage

Condition 10 requires that prior to the first occupation of the development details of the implementation maintenance and management of the sustainable drainage scheme shall be submitted for approval by the LPA.

The enclosed document provided by Curtins 'Verification Report and Drainage Report' (Ref: 067266-CUR-00-XX-RP-C-92002) provides photographic evidence of the construction of the drainage scheme and maintenance schedules for the lifetime of the development.

Condition 34 – Public Realm

Condition 34 requires that the scheme of highway works and footpath reinstatements and details regarding the Public Realm surrounding the development is to be submitted and approved in writing by the LPA prior to the first residential occupation. Once this scheme is approved it is to be implemented prior to the first occupation of the residential element of the development.

Enclosed (as below) are a number of plans providing the required information on Traffic Regulation Orders, new vehicular access and egress, footway improvement and reinstatement, and the removal/replacement of signage.

- 32073-CUR-Z0-C-G710-PL-00-001_P04 S278 Agreement Plan
- 32073-CUR-Z0-C-G710-PL-00-002_P04 S278 Site Clearance
- 32073-CUR-Z0-C-G710-PL-00-003_P04 S278 Pavement Details
- 32073-CUR-Z0-C-G710-PL-00-004_P04 S278 Kerbing Detail
- 32073-CUR-Z0-C-G710-PL-00-005_P03 S278 Road Markings and Signage
- 32073-CUR-Z0-C-G710-PL-00-006_P06 S278 Drainage
- 32073-CUR-Z0-C-G710-PL-00-007 S278 Proposed Setting Out

I trust that the enclosed is to your satisfaction, and look forward to receiving some initial feedback on the submission shortly. In the meantime, should you have any queries please do not hesitate to contact me.

Yours sincerely



Sam Baggaley
Assistant Planner

enc. As noted,
cc. Gary Ellison - RG Group