

Our Ref: 04C201431/RM/LS

Your Ref: 136359/FO/2023

1 September 2023

Robert Griffin
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Robert,

SUBMISSION OF A PLANNING APPLICATION DISCHARGE CONDITION 4 RELATING TO FULL PLANNING APPLICATION 136359/FO/2023 AT CORNER OF RELIANCE STREET AND OLDHAM ROAD, MANCHESTER M40 1EZ

On behalf of our client Iduna Evci Asset Co 1 Limited ('the Applicant'), please find enclosed an application to discharge planning Condition 4 of planning permission 136359/FO/2023, which was approved on the 28 June 2023 for the following development:

"Change of use of site and creation of an electric forecourt comprising 16 no. electric vehicle charging points (Sui Generis use), with associated canopy/bio-diverse roof structure, erection of single storey retail unit (Use Class E), hard and soft landscaping, access arrangement and other associated infrastructure."

The relevant planning condition wording, as per the decision notice, is copied in full below along with supporting documentation listed which has been submitted to discharge Condition 4.

Condition 4 (Risk Assessment)

Condition 4 is worded as follows:

"4) 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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy."

Supporting Documentation

This planning application is supported by the following:

- United Utilities Risk Assessment Guidance
- Remediation & Verification Strategy March 2023, prepared by Delta-Simmons
- Geo-Environmental Risk Assessment December 2022, prepared by Delta-Simmons
- Preliminary Geo-Environmental Risk September 2022, prepared by Delta-Simmons

Summary

A payment of £180 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal (PP-12427503) to cover the requisite planning fee. We look forward to receiving your confirmation that the relevant planning conditions have been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



Larna Smith
Planner
+44 07539 252 711
larna.smith@avisonyoung.com
For and on behalf of Avison Young (UK) Limited