

23rd May 2023

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir / Madam,

5 Angel Square Corporation Street Manchester M4 4DU
Planning Permission 123438/FO/2019 – Request to discharge conditions 8b & 9b

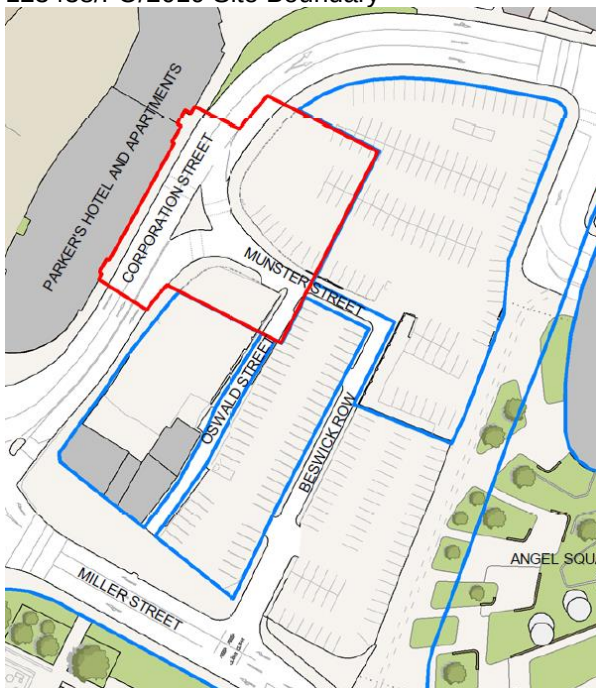
Please find enclosed a discharge of condition application relating to planning permission no. 123438/FO/2019. Permission was granted on 31st July 2019 for:

Construction of a single storey primary substation on Corporation Street and Munster Street comprising a switch house and a transformer compound, together with related landscaping, access and highways' works, network connections and associated works.

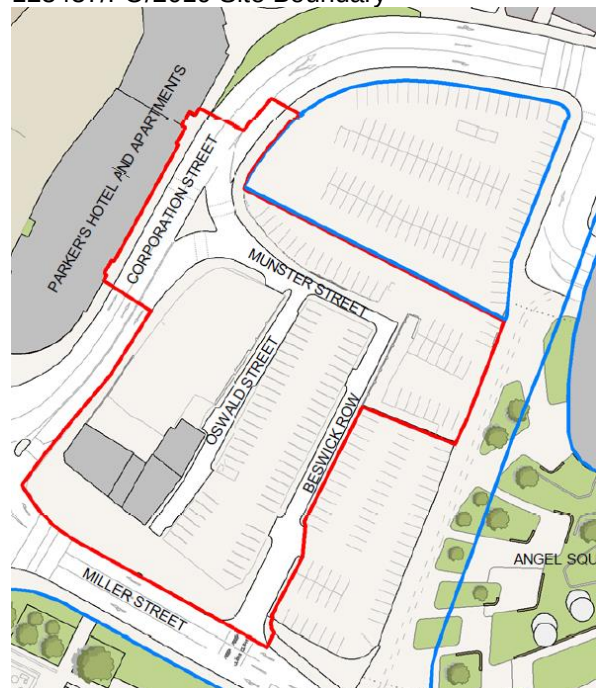
Under the non-material change 129720/NMC/2021, these conditions have been deferred to be linked to the pre-occupation of NOMA Plot 4 (123437/FO/2019) as the schemes have been delivered together.

Information submitted to discharge the conditions as detailed in the table below relates to the combined scheme which includes the application area indicated below.

5 Angel Square Substation
123438/FO/2019 Site Boundary



4 Angel Square
123437/FO/2019 Site Boundary



No.	Description	Information submitted
8b	Prior to the first occupation of the development, a post completion report shall be submitted to the City Council, as Local Planning Authority, detailing whether any ground conditions were encountered and/or the verification of the previously approved remediation strategy.	4 Angel Square & Primary Sub Station Validation Report - Report prepared by Geo Environmental dated May 2023
9b	The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken 123438/FO/2019 Page 6 of 9 conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	Substation Noise Assessment - Report prepared by SRL dated 19th May 2023

The application has been submitted online via the Planning Portal, ref: PP-12182261

I trust the information detailed above in conjunction with the completed application form and application fee are sufficient to discharge the conditions.

Should you have any question or require additional information, please do not hesitate to contact me.

Yours faithfully



Peter Mickleburgh