

MH/DOC/VQ/4a/PH2

28<sup>th</sup> March 2023

Rob Griffin  
Planning Department  
Manchester City Council  
PO Box 532  
Manchester  
M60 2LA

*Submitted electronically*

Dear Rob,

**Discharge of condition 4a of planning permission 131147/FO/2021 – Phase 2  
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Following our recent planning approval at Manchester College, Northenden, we would now like to submit a discharge of condition application for condition 4a (phase 2). This follows our recent discharge of approval for phase 1 (CDN/21/0979) dated 24<sup>th</sup> Dec 2021. This relates to condition 4a of planning permission 131147/FO/2021, which states:

*“4) a) Post demolition and/or prior to development commencing, additional site investigation should be undertaken and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or 131147/FO/2021 Page 5 of 14 Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.  
b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.  
In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.”*

Please see attached a copy of our Remediation Strategy (R3186-R01-v1) for your approval. We trust that this meets your approval and look forward to hearing from you in due course.

Yours faithfully,

**For and on behalf of Miller Homes Limited (NW)**

**Andrew Milnes**  
Senior Architectural Technician