



Paul Butler Associates

Planning, Development & Heritage Consultants

2 May 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr/201451.CD/tf01

FAO Jennifer Atkinson

Dear Mrs Roscoe,

Land bounded by Polygon Street, Stockport Road and Brunswick Street, Ardwick, Manchester M12 6AN

Erection of 6 storey building to form 4 commercial units on the ground floor (Class A1/A2/B1a) and 39 apartments (Class C3) on upper floors with associated car parking and amenity space

Application 104931/FO/2014/N2

On behalf of our client GGC Polygon Manchester Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. As part of this application we are applying to discharge condition 5 attached to application 104931/FO/2014/N2 which was approved by Manchester City Council on 19 May 2014.

The condition for which approval is sought and the information submitted as part of this application is set out below:

Condition 5: Preliminary Risk Assessment states

Notwithstanding Phase 1 geo-environmental site assessment prepared by REC (ref. 45358p1r0) stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014 a) 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 the 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)

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which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development 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.

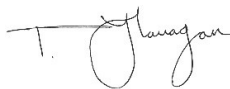
In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what 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.

Response: Please find attached a Phase II Geo-Environmental Site Investigation and Risk Assessment (Ref: 140716.R.002, dated November 2014) prepared by Roberts Environmental Limited. The report confirms that the environmental risk arising from the ground conditions at the site will be low, and that there is no requirement for additional mitigation measures with respect to the concentrations of contamination or asbestos fibres encountered on this site.

The condition discharge application fee will be paid electronically following submission.

If you require any further information in order to determine the application please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Flanagan', with a stylized flourish at the end.

Tom Flanagan MTCP MRTPI
Director