

9th March 2023

Our Ref: Peelers Yard



Katarzyna McMaster
16 Old Market Place
Altrincham
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Planning Department
Manchester City Council
PO Box 532,
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To whom it may concern,

Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF: 125678/FO/2019

We are pleased to submit this application to approve details reserved by condition on behalf of Peelers Yard Limited for the following conditions:

- Condition 5 – Remediation
- Condition 7 – WSI.

The conditions were reserved on consent ref: 125678/FO/2019

Erection of 8-storey residential building (Use Class C3) comprising 73 residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm); alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works.

Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works.

The requisite planning application fee (£166) has been paid online via the planning portal (PP- 11998532).

The application is also supported by the following plans and documents:

- Phase 2 Site Investigation and Remediation Strategy, and a Remediation and Enabling Works Strategy, prepared by E3P;
- Remediation Strategy prepared by Soil Safe;
- Written Scheme of Investigation (WSI), prepared by Salford Archaeology.

The application is accompanied by a suite of technical documents which are submitted to facilitate the review and subsequent discharge of the associated conditions. Table 1.0 below sets out the conditions to which this application relates and the supporting information provided.

Table 1.0 – Discharge of Conditions

No.	Condition Wording	Information Submitted
5	<i>Notwithstanding the Phase 1 Geo-Environmental site assessment prepared by E3P stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019,</i> <i>(a) before the development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:</i> <i>- Submission of site investigation proposals;</i> <i>- Submission of an updated final risk assessment;</i> <i>- Submission of a remediation strategy (if required).</i> <i>Once approved, the development shall then be carried out in accordance with the approved details.</i> <i>(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 prior to the first occupation of the development.</i> <i>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.</i>	Phase 2 Site Investigation and Remediation Strategy, and a Remediation and Enabling Works Strategy, prepared by E3P Remediation Strategy prepared by Soil Safe
7	<i>Prior to the commencement of development groundworks, the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) prepared by the appointed archaeological contractor and submitted to and approved in writing by the City Council, as Local Planning Authority.</i> <i>The WSI shall cover the following:</i> <i>1. A phased programme and methodology of archaeological investigation to include:</i> <i>i. archaeological Building Survey (level 3)</i> <i>ii. archaeological evaluation through targeted trial trenching</i> <i>iii. dependent on the above, targeted open area excavation and recording (subject to a separate WSI)</i> <i>2. A programme for post investigation assessment to include:</i>	Written Scheme of Investigation (WSI), prepared by Salford Archaeology

	<i>production of a final report on the significance of the below-ground archaeological interest.</i> <i>3. Deposition of the final report with the Greater Manchester Historic Environment Record.</i> <i>4. Dissemination of the results of the archaeological investigations commensurate with their significance.</i> <i>5. Provision for archive deposition of the report and records of the site investigation.</i> 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	
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Information Summary

Condition 5 - A Phase 2 Site Investigation and Remediation Strategy, and a Remediation and Enabling Works Strategy has been prepared by E3P. The report provides details in regards to the carried out site investigation, risk assessment and geotechnical assessment. It has also been updated to include the Ground Gas Monitoring within the information summary.

The Remediation Strategy prepared by Soil Safe includes details on the anticipated works and provides method statements for these works in order to achieve the proposed remedial objectives/criteria presented through the report

Condition 7 - A Written Scheme of Investigation (WSI) has been prepared by Salford Archaeology in accordance with the requirements of this condition. The report confirms that the historic building investigation and evaluation have recorded as much as is accessible and that no further investigation is required.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,



Katarzyna McMaster
Senior Planner
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