

1st December 2022

Sue Wills

Principal Planner
Development Management North
Planning Growth and Development Directorate.
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
M60 2LA

Dear Sue,

Land To The North Of Lawton Street, New Smithfield Market, Manchester– Approval of Details reserved by Conditions 5 to Full Planning Permission 133759/FO/2022

We have now submitted the details to discharge conditions 5 attached to the Full Planning Permission 20/03068/FUL for *Demolition of existing buildings and erection of a two warehouse units with ancillary office space (sui generis use), with associated access, parking, service yard and landscaping, including works to roadway to the existing adjacent warehouse unit from within from New Smithfield Market.*

The application has been submitted online via The Planning Portal (Ref: **PP-11736295**) and the requisite planning application fee of £148.20 has been paid direct to Planning Portal.

This letter sets out the condition to be discharged and the details formally submitted for approval.

Condition 5a) Remediation:

Condition 5 a) states:

“The development shall be implemented in accordance with E3P Phase I Geoenvironmental Site Assessment (Ref:12-757-R3-1 Dated July 2020) .As the E3P Phase I Geoenvironmental Site Assessment (Ref:12-757-R3-1 Dated July 2020) identifies risks which in the written opinion of the Local Planning Authority require further investigation, no development, other than works that relate solely to demolition , shall take place until a scheme for the investigation of the site and the identification of remediation measures (Site Investigation Proposal and Remediation Strategy) 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.”

Details submitted for approval to discharge the condition 5a:

- Remediation and Enabling Works Strategy prepared by E3P November 2022

The submitted Remediation and Enabling Strategy sets out the full remediation strategy for the Site and the subsequent enabling works in line with the initial Phase II Site Investigation. The report satisfies part a) of condition 5 and enables works to commence beyond demolition.

On the basis of the above it is considered that the necessary information has been submitted to the Council to allow for Conditions 5a) be discharged.

Regards,



Thomas Relph MRTPI
WBHO Planning Manager