

FAO Sue Wills, Planning Department
Manchester City Council
P O Box 532
MANCHESTER M60 2LA

17th October 2022

Dear Ms Wills,

LAND AT COLESHILL STREET, MILES PLATTING – DISCHARGE OF CONDITION 54 (REMEDIATION PHASING PLAN), CONDITION 57 (RISK ASSESSMENT) AND CONDITION 58 (OPTIONS APPRAISAL AND REMEDIATION STRATEGY) ON APPLICATION 131895/JO/2021 FOR RESIDENTIAL DEVELOPMENT

On behalf of EQUANS Services Ltd and Landcare (East Manchester) Ltd, part of the NPL Group, we are pleased to submit this application to collectively discharge conditions 54, 57 and 58 on planning application 131895/JO/2021.

This letter sets out the information submitted and the condition wording to which they relate.

Condition 54

"Prior to commencement of development hereby approved, no development shall take place (excluding Phase 0 works) until a detailed remediation phasing plan has been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved remediation phasing plan."

Condition 57

"Prior to the commencement of development (excluding Phase 0 works) a detailed assessment of risks to human and environmental receptors (including those off-site), as identified in the remediation phase plan, shall be submitted to and approved in writing by the City Council as local planning authority. This should include risks associated with ground gases. The development shall be implemented in full accordance with the details so approved."

Condition 58

"Prior to the commencement of development (excluding Phase 0 works), a detailed options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken per phase (as detailed in the remediation phase plan) should be submitted and approved in writing by the City Council as local planning authority. The development shall be implemented in full accordance with the details so approved."

In accordance with these conditions please find attached report "13-887-R6-2 Manox -Detailed Remediation and Enabling Works Strategy October 2022" (submitted in 5 parts to the planning portal).

The report is submitted further to the previous approval of the Outline Remediation Strategy (13-887-R5 dated June 2022) and the discharge of planning condition 56.

Section 2 of the report E3P Contamination Risk Assessment to address condition 57 and condition 54 is addressed through the inclusion of the McAuliffe documents and phasing in Appendix VIII. Both of these sections should be read together with the report as a whole.

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The condition discharge application has been submitted online via the Planning Portal and a payment of £148.20 (inc. £32.20) Planning Portal admin charge) has been made on submission of the application (Reference: PP-11452465). This letter sets out the information submitted and the condition wording to which they relate. I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours Sincerely,



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