

Our Ref: 04C100762/EH/LS

Your Ref: PP-11478594

16 August 2022

FAO Jen Atkinson
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

**FORMER CREAMLINE DAIRIES SITE, RED BANK AND SECTION OF FORMER RAILWAY,
MANCHESTER - DISCHARGE OF CONDITION 7a ON PLANNING PERMISSION REFERENCE
132252/VO/2021**

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge condition 7a pursuant to planning permission ref: 132252/VO/2021 relating to the Former Creamline Dairies Site, Red Bank and Section of Former Railway, Manchester, M4 4HF ('the site').

Planning permission (LPA ref: 132252/VO/2021) was granted on 19th November 2021 for the following development:

"City Council Development for enabling works including tree and vegetation removal, creation of a temporary haul road and demolition of the Creamline Dairies buildings in association with the future delivery of the new Red Bank Neighbourhood."

This discharge of conditions application relates to condition 7a.

Condition 7a: Ground Conditions

The condition is worded as follows:

"7) a) Notwithstanding Appendix 9.1 Northern Gateway Ground Conditions Desk Study stamped as received by the City Council, as Local Planning Authority, on the 17 November 2021, before the development hereby approved commences (excluding demolition, vegetation and tree clearance), 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) which shall be submitted to and approved in writing by the City Council as local planning authority. "

The following information has been prepared and submitted as part of this application to address Condition 7a:

- Ground Investigations Report Note for Condition 7a
- Ground Investigations Interpretive Report, prepared by ARUP

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-11112240). The planning application fee of £144 (inclusive of the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,



Ed Harvey

Associate Director

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For and on behalf of Avison Young (UK) Limited