



FAO Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

16 August 2022
OUR REF: 70098367

Dear Ms Atkinson

Discharge of Conditions 5, 8 and 13 pursuant to Permission Ref: 127537/FO/2020 at 25 Rochdale Road Manchester M4 4HT

On behalf of Wyngrove Ltd, please find enclosed an application to discharge pre-commencement conditions pertaining to planning permission 127537/FO/2020 at the above site.

The application is submitted via the Planning Portal and along with this cover letter, the application form and documents listed (below) have been uploaded.

The application fee of £116 plus the £32.20 has been paid to Manchester City Council via the Planning Portal.

We set out below a summary of the documents being submitted to discharge each of the relevant conditions identified.

Condition 5

Condition 5 states:

Notwithstanding the Phase 1 Preliminary Risk Assessment prepared by LK Group stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020, (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:

- Submission of site investigation proposals
- Submission of a site investigation and risk assessment report;
- Submission of a remediation strategy.

The development shall then be carried out in accordance with the approved details.

Pursuant to condition 5, please find enclosed the final SI report published by LK Group. This also contains details of the proposed remediation strategy outlined in Section 9.

Condition 8

Condition 8 states:

No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. *A phased programme and methodology of investigation and recording to include:*

- archaeological evaluation through trial trenching
- informed by the above, more detailed targeted excavation and historic research (subject of a new WSI)
- 2. A programme for post investigation assessment to include:
 - production of a final report on the investigation results
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
- 4. Dissemination of the results of the archaeological investigations commensurate with their significance.
- 5. Provision for archive deposition of the report and records of the site investigation.
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

This application seeks to discharge part of this condition through approving the Written Scheme of Investigation submitted.

Although the submitted WSI relates to the residential application on site, the methodology for the archaeological evaluation and subsequent excavation works at the site remains pertinent to this scheme and has been approved in principle by Norman Redhead at GMAAS.

Condition 13

Condition 13 states:

The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by Hydrock stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

This application seeks to agree the timescale for which the post construction review certificate/statement will need to be submitted as per the above. Based on a post construction statement detailing the energy performance of the building based on As Built information, **6 weeks** following completion is proposed as an appropriate timescale.

Summary

We trust the submitted information is sufficient to discharge the above conditions. However, if you do require any further information, please do not hesitate to contact us.

Yours sincerely



Maria Marks
Senior Planner