

14 December 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Co-op Live, Manchester – Application for the full discharge of Condition 7 of Planning Permission Ref: 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022)

Please find enclosed a condition discharge application in relation to the Co-op Live Planning Permission Ref: 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022) (“this Application”) to fully discharge Condition 7 with the submission of information against part b) (Ground Condition Completion/Verification Report).

The Applicant is BAM Construction Ltd (“the Applicant”).

Planning Permission Ref: 126431/FO/2020 (as amended) approved the following description of development:

“Erection of a multi-use arena (Use Class D2) with a partially illuminated external facade together with ancillary retail/commercial uses (Classes A1, A3 and A4), with highways, access, servicing, landscaping, public realm and other associated works.”

Condition 7b

The wording of Condition 7 is as follows:

“a) Notwithstanding the Geo Environmental and Geo Technical Desk Study and gas calibration certificates stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020 and 11 September 2020 respectively, prior to the commencement of development hereby approved, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority: -

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Submission of a remediation strategy. The development shall then be carried out in accordance with the approved remediation strategy.

b) A Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, prior to the first use of the development. 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 associated works 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."

Condition 7 was partially discharged for part a) only on 23 March 2021, under condition discharge application Ref. CDN/20/0767 through the submission of the following reports:

- OVG Manchester Remediation Strategy - Ref. BRA-BHE-XX-XX-RP-CG-0006 Rev P02 - dated 7.10.2020; and
- Grouting Works: Groundwater Risk Assessment - Ref. BRA-BHE-XX-XX-DN-CG-0001 Rev P02 - dated 7.10.2020.

A Verification Report (Ref. BRA-BHE-XX-XX-RP-CG-0008), prepared by Buro Happold, is now submitted against part b) to enable the full discharge of Condition 7.

It provides the evidence of successful implementation of the approved Remediation Strategy relevant to the Co-op Live Arena. Its objectives are:

- (i) to describe the verification activities that have been carried out during the groundworks;
- (ii) present supporting information on the remedial measures undertaken to mitigate the risks identified in the previous investigations and;
- (iii) to describe the presence and remediation of any unforeseen contamination excavated during the groundworks.

The report has been prepared in accordance with the Environment Agency Land Contamination Risk Management document and has considered the substantial programme of investigation and remediation carried out across the Site for the development. It also reflects the nature of the development (including excavation earthworks of areas yet to be completed by soft landscaping) all in the context of the approved Remediation Strategy.

All information submitted as part of this Application should be considered sufficient to enable the full discharge of Condition 7.

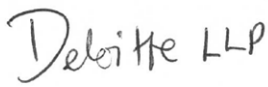
Summary

In addition to the Verification Report and this Covering Letter, the application also comprises the Application Form, submitted via the Planning Portal under reference: PP-12673735.

A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of condition 7 as outlined above. If you require any further details, please do not hesitate to contact my colleague Jennifer Chatfield (0161 455 8084/ jchatfield@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is enclosed within a thin black rectangular border.

Deloitte LLP

Encl.