

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

28th JUNE 2022

Dear Ms Wills,

LAND AT COLESHILL STREET, MILES PLATTING – DISCHARGE OF CONDITIONS 18(a) AND 65 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 discharge conditions 18(a) and 65 on planning application 131895/JO/2021.

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

Condition 18(a)

“a) Before the development hereby approved commences (excluding Phase 0 works), a scheme for the investigation of all the shallow mine workings on the site and the identification of remediation measures (the Site Investigation Proposal) shall be 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 (excluding site set up or works relating to site investigation) and a report prepared outlining what measures, if any, are required to remediate the areas of shallow mine workings (the Site Investigation Report and/or Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority.”

In accordance with this condition (part A) please find attached a Coal Mining Risk Assessment and Specification for Consolidation of Abandoned Mine Workings (reference: 13-887-R7-Rev A dated: January 2021) and the supplemental report 13-887-L7 - Condition 18a Groundwater Displacement (Ref: 13-887-L7 Dated 23rd June 2022) which is included to address the issues raised by the Environment Agency.

We have further included the non-object letters received previously from the Coal Authority dated 24th February 2021 raising no objection to condition 18(A) which states *“the remedial proposals for the both the shallow coalmine workings and the mine entry are considered acceptable in principle, to the extent whereby the Coal Authority would raise no objections to the LPA discharging Condition 18) a)”*.

Condition 65

“Piling or any other foundation designs using penetrative methods shall not be permitted other than for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.”

EQUANS Services Limited
6 Bevis Marks
London EC3A 7AF
T +44 (0) 7747 862215

www.EQUANS.co.uk

Registered in England and Wales. Registered No: 00598379. Registered Office: Q3 Quorum Business Park, Benton Lane, Newcastle Upon Tyne NE12 8EX

In accordance with this condition please find attached a Report Piling Risk Assessment (reference: 13-887-R10-2 dated: June 2022) updated only to reflect company changes and in the form as previously approved by the Environment Agency in their Chargeable Response comments dated 1.09.2021 which states,

"As submitted, [the EA] are able to recommend the discharge of condition 66 attached to planning permission 125596/FO/2019 [equivalent condition 65 under 131895/JO/2021]. Document Reviewed: - Pile Design Contaminated Land Risk Assessment, Miles Platting. Reference: 13- 877-R10-1. Date: February 2021."

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-11355032). 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,



Chris Langdon
Development and Investment Consultant
Places & Communities
EQUANS UK
T +44 (0) 7747 862215
E chris.langdon@equans.com

EQUANS Services Limited
6 Bevis Marks
London EC3A 7AF
T +44 (0) 7747 862215

www.engie.co.uk

Registered in England and Wales. Registered No: 00598379. Registered Office: Q3 Quorum Business Park, Benton Lane, Newcastle Upon Tyne NE12 8EX