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The Former Apollo Pub

Discharge of
Conditions 10, 12,
20, and 35.

Dear Officer,

THE FORMER APOLLO PUB, VARLEY STREET, MANCHESTER, M40 7NH

APPLICATION TO DISCHARGE CONDITIONS 10, 12, 20, AND 35 ATTACHED TO 143295/FO/2025.

Introduction

On behalf of Jigsaw Homes North, Eden Planning is pleased to submit an application to Manchester City Council for the approval of details reserved by condition attached to planning permission reference. 143295/FO/2025, which was approved on 07 November 2025. The description of the approved development is:

'Erection of a part 3, part 4 storey building to provide 32 one and two bed apartments with associated parking, landscaping and cycle store.'

The application fee of £298, plus an £85 service charge, has been paid via the Planning Portal. Application forms have been submitted via Planning Portal – **ref. PP-14571889.**

This application seeks to discharge pre-commencement conditions 10, 12, 20 and 35 attached to 143295/FO/2025 and the remainder of this letter sets out the documents provided in support of each relevant condition's discharge.

Condition 10 relates to the submission of a Preliminary Risk Assessment. It reads:

'a) Before commencement of the development hereby approved, 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 the 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 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 development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Before the development hereby approved commences, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. 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 in each phase is occupied, then development 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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).'

Condition 12 relates to the submission of a scheme of intrusive investigations. It reads:

'Prior to commencement of development:

a) a scheme of intrusive investigations shall be carried out on site to establish the risks proposed to the development by past coal mining activity, and ;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. Reason - to ensure that the intrusive site investigations and remedial works are undertaken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).'

Application reference 143295/FO/2025 was supported by:

- Phase I Preliminary Risk Assessment (PRA) prepared by Sutcliffe dated February 2025
- Phase II Interpretive Ground Assessment prepared by Sutcliffe dated May 2025
- Coal Mining Risk Assessment (CMRA) prepared by Sutcliffe dated February 2025



All of which were both undertaken prior to the demolition of the Apollo building. The conclusions of those reports are considered to remain valid following demolition of the Apollo, and both assessments are provided to support this application for completeness.

To further satisfy the requirements of conditions 10 and 12, we enclose:

- Phase III Remediation & Validation Strategy Proposals prepared by Sutcliffe dated February 2026

The supporting documents have been prepared in accordance with Manchester City Council's Planning & Contaminated Land Technical Guidance (2021). The remediation strategy. The remediation and validation strategy provides details of the remedial options applicable to residential development and the procedures to be implemented to verify the remedial measures and ensure that the site has been made safe and stable for the consented development.

The information submitted is sufficient to satisfy the requirements of Conditions 10 * 12 and to discharge the conditions in full.

Condition 20 relates to surface water drainage. It reads:

'Notwithstanding the information on Proposed drainage plan ref: 33585-SUT-ZZ-XX DR-C-6020 rev.P04 , prior to commencement of development , a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details, prior to the first occupation/use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012).'

To facilitate the discharge of this condition, we enclose:

- SW Calculations prepared by InfoDrainage dated 21 March 2025.
- Drainage Strategy (Reference. 33585-SUT-ZZ-XX-DR-C-6020), prepared by Sutcliffe dated February 2025.
- Sections Through Attenuation Tank, prepared by Sutcliffe dated December 2025.
- Permeable Paving Details, prepared by Sutcliffe dated December 2025.

The submitted information demonstrates a surface water drainage scheme in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and any subsequent national standards. The scheme details the proposed drainage strategy, attenuation arrangements, and permeable paving construction, ensuring that surface water will be appropriately managed on site.



The submitted documents are sufficient to satisfy the requirements of condition 20 and the development can be carried out in accordance with the approved details, enabling the condition to be discharged in full.

Condition 35 relates to habitat management and monitoring. It reads:

'Prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.'

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).'

To address Condition 35, we enclose:

- Habitat Management and Monitoring Plan, prepared by Amenity Tree dated 13th January 2026.
- Appendix 2 Maintenance and Monitoring Schedule
- Post Development Condition Sheet

The submitted Habitat Management Monitoring Plan, including Appendix 2, sets out the proposed biodiversity enhancements on the site. This includes details of habitat management, monitoring arrangements, and ongoing maintenance over a 30-year period. The Post Development Condition Sheet outlines the criteria against which development will be assessed.

The proposed biodiversity enhancements will be implemented, managed, and retained in accordance with the requirements of Condition 35 and in accordance with Manchester Core Strategy Policy EN15 and Places for Everyone Policy JP-G8. The information provided is sufficient to satisfy the requirements of Condition 35 and the condition can be discharged in full.

Summary

We trust the information provided in this application is sufficient to discharge conditions 10, 12, 20, and 35 in full, attached to 143295/FO/2025.

Should you require further information to assist with consideration of this application, please do not hesitate to contact us.

Yours sincerely,



Olivia Pemberton MRTPI
ASSOCIATE

