Date: 23 March 2026
Your Ref: PP-14739666
Our Ref: 17488d

69 Carter Lane
London
EC4V 5EQ

Mr Jack Navan (Planning Officer)
Planning and Regeneration
Manchester City Council
P O Box 532
Manchester
M60 2LA

Submitted Electronically

Dear Jack,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 6 (UNEXPECTED CONTAMINATION) OF PLANNING PERMISSION 142552/FO/2025 AT NCP CAR PARK, SACKVILLE STREET, MANCHESTER M1 3LY

COVERING LETTER

We hereby submit this application associated with the above site related to planning Condition 6 attached to planning permission 142552/FO/2025.

The application follows permission 142552/FO/2025 granted on 10 July 2025 for the:

> *"Installation of drainage infrastructure, plant and associated works to facilitate Electric Vehicle charging infrastructure"*

An application for non-material amendment to 142552/FO/2025 was subsequently approved (ref: 144002/NMC/2025) on 24 September 2025, amending the site layout. This latest design is reflected in the details submitted with this application.

This application has been submitted via the Planning Portal to discharge the condition in full. The application comprises of this Covering Letter and:

- Completed Application Form;
- Intrusive Geoenvironmental and Geotechnical Site Assessment (TRC; December 2025); and
- Remediation Strategy and Verification Plan (TRC; February 2026).

Condition 6 of planning permission 142552/FO/2025 states:

> *"In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy and validated. If no contamination is found, then a post completion report shall be submitted to evidence this prior to occupation of the development."*

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In accordance with the above wording, during the preparation of the details submitted with Condition 3 (associated with the surface water drainage scheme) the risk of potential contaminates was flagged by TRC's Intrusive Geoenvironmental and Geotechnical Site Assessment. In accordance with the condition wording, a Remediation Strategy and Verification Plan has been submitted for approval.

The scope of development this relates to are the below ground sustainable drainage works proposed to be installed, along with the plant and associated works to facilitate the electric charging infrastructure associated with the existing car park. These works are minor and the submitted Remediation Strategy and Verification Plan identifies hydrocarbons, heavy metals, lead and asbestos as low risk. The remediation activities outlined will ensure their appropriate management during the construction stage. A verification report will follow once these works have been completed.

We trust that the information submitted in support of this application is satisfactory and that the application can be determined without delay. Should you have any queries, please contact me.

Yours sincerely,



Charlie Merry
Associate Director
DWD

