PINNACLE

PINNACLE PLANNING LIMITED

7 November 2025
FAO: Sue Wills, Principal Planning Officer

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

Dear Sue,

Re: Former Belle Vue Stadium, Manchester – Application to Discharge Planning Condition for App Ref: 122160/FO/2018.

I am writing in connection with the previously partly refused Discharge of Condition application reference CDN/25/0339, which was refused in so far as it related to condition 4. I enclose herewith an application to discharge Condition 4 attached to Planning Permission Ref: 122160/FO/2018. The application has been submitted via the Planning Portal (PP-14473111) and includes the relevant supporting information as listed below.

The requisite application fee has been made payable to Manchester City Council via the Planning Portal.

Condition 4 states:

"*When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.*"

This application follows a previous submission in respect of this condition. As such, the Council's EHO has already received and reviewed a number of the submitted documents. These documents are resubmitted for completeness, however there has been no change to these since the previous application. **The documents will need to be provided via separate link due to the file size, please advise/provide a link in response to this letter.**

DCON application CDN/25/0339 was refused (in part) as far as it related to condition 4, this was due to the following reasons:

"*There are a number of plots where gas membrane validation certificates or cover validation system documents have not been provided for consideration; clarity is needed in respect of Plot 214, as a gas validation certificate states that one was installed, but Plot 214 is not marked on the drawing referenced within the validation report as requiring a vapour membrane; and there appears to be a gap in information*

500 Styal Road
Manchester
M22 5HD
T 07732 493257 Registered in England & Wales No. 12768391

as to how the decision was arrived at that HC vapour resistant membranes were required within the plots listed in the Validation Completion Report (VR): Apartment Block 2, and Dwelling Plots 86-98 and 204-214. As such insufficient information has been provided for consideration to enable the discharge of condition no.4b."

In response to these reasons for refusal, I enclose herewith a letter prepared by E3P which responds to each point in turn. In addition, the following are also submitted in response to the reasons for refusal (**again due to file size these will need to be issued separately, please advise how to do so by reply**):

- 12-123-L9 - Response to EHO - October 2025
- 12-123 - Gas Validation Letter Plots 168-169 September 2022 updated
- 12-123 - Gas Validation Letter Plots 171-172 and 189-190 Nov 22
- 12-123 - V42 Gas Validation Letter Plots 220-222 Apr 23
- 12-123- Gas Membrane Validation Cert - Apartment Block 2- August 2022 updated
- 12-123- Gas Membrane Validation Cert - Plots 130-133, 136-139- August 2022
- 12-123- Gas Membrane Validation Cert - Plots 141-142 July 2022
- 12-123- Gas Membrane Validation Cert - Plots 143-145- July 2022
- 12-123- Gas Membrane Validation Cert - Plots 146-149 May 22
- 12-123 V8- Garden Validation Plots 148-149 Aug 22
- 12-123-L5 rev 1 - Belle Vue Stadium - Supplementary Ground Investigation - April 2021
- 12-123-L6 - Supplementary Trial Pits - Belle Vue - October 2021
- 12-123-L8 - EHO Letter - Human Health Addendum - May 22
- 12-123-R5-2 - Validation Report - Belle Vue - August 2022

Summary

I trust that the above provides sufficient information to discharge Condition 4 attached to Planning Permission Ref: 122160/FO/2018.

I look forward to receiving correspondence from the LPA once the application is validated. Should you require any further information in the meantime, please do not hesitate to get in contact.

Yours faithfully,

Rebecca Sowerbutts
Associate

rebecca@pinnacleplanning.co.uk