Manchester City Council
Planning & Regeneration
Town Hall Extension
Manchester
M60 2LA

Ref: 22-053

Via Planning Portal (reference PP-14716754)

Date: 18 February 2026

Dear Sir, Madam

On behalf of the applicant, Manchester City Football Club Limited, this letter accompanies a conditions discharge application in relation to approved planning permission ref:

138987/FO/2024; *Erection of a two storey side extension to former bank to form training facility with associated earthworks, landscaping, boundary treatment, parking and access.*

We seek permission to formally discharge the following conditions:

- Condition 12 – Site remediation verification
- Condition 22 – Secure by design accreditation

This application comprises the following documents:

- C325_EWVR_001_01 – Site remediation verification report
- Secure by Design Accreditation – To be submitted at a later date

The required planning application fee of £383.00 inc. VAT has also been paid via the Planning Portal.

We trust that the enclosed information is sufficient to enable you to validate the application and I look forward to receiving confirmation at your earliest convenience. Please contact me should you require any further information.

Yours Faithfully

Andrew Callicott
Senior Architectural Designer

Condition 12 - Verification Report

Prior to the first use of the development hereby approved, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

This shall demonstrate that the completion of works in accordance with the approved remediation strategy approved as part of condition 10. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

This relates to the remediation strategy as per condition 10 (approved)

Notwithstanding the Phase I-II Geo Environmental Report, Prepared by CC Geotechnical Ltd., Date: July 2023, Ref: CCG-C-23-13707,
received by the City Council, as Local Planning Authority, on the 11 January 2024:
Before the development hereby approved commences, the following information should be provided:
• Remediation Strategy
• The results of the site investigation and the detailed risk assessment referred to in the submitted documents and, based on these, an
options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
• A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (1) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
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 the 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.
When the development commences, the development shall be carried out in accordance with the previously agreed Remediation
Strategy.

C325_EWVR_001_01 – Site remediation verification report

Condition 22 – Secure By Design Accreditation

The development shall be carried out in accordance with the Crime Impact Statement - prepared by Greater Manchester Police (GMP) received by the City Council, as Local Planning Authority, on the 11 January 2024. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Secure by Design Accreditation – To be submitted at a later date on receipt