KELLEN HOMES

Jennifer Atkinson,
Strategic Planning and Project Lead,
Manchester City Council,
Town Hall Extension,
Lloyd Street, Manchester,
M2 5DB.

Planning Portal Ref: PP-14812908

29th May, 2026

Dear Jennifer,

Re: Covering Letter in relation to comments received on application ref CDN/26/0305: Discharge of Condition 4 (Knotweed), Condition 5 (Mammal Survey), Condition 7a (Local Labour Proposal), Condition 8 (SuDS), Condition 9a (Ground Conditions) and Condition 11 (CMP) of Planning Permission 142464/FO/2025.

The intention of this covering letter is to provide clarification to addressed comments raised by officers in relation to condition 8, 9a and 11. For condition 8, the following has been requested by the LLFA.

- SuDS easement plan.
- Confirmation of any sewer diversions
- Basin Section Drawings for Attenuation basins

Kellen homes have provided the following the address these comments: RPM-AJP-XX-00-DR-C-0945-C01 EASEMENT PLAN, RPM-AJP-XX-00-DR-C-0940-C03 BASIN SECTIONS and we can confirm that no sewer diversions are proposed on the site.

For condition 9a, the following note has been provided by E3P to address the comments raised by the EHO: 17-246-L4-R1 - Riverpark Condition 9a Note - May 2026. The report states that 'as all volatile-impacted soils will now be removed from the Site, thereby eliminating the identified vapour source, a vapour risk assessment is no longer considered necessary.

A validation record and summary of the remedial works undertaken to address the volatile contamination will be included within the site-wide validation report issued upon completion of the remedial works outlined above.'

For condition 11, clarification was sought in relation to the swept path analysis and the access points that are proposed to be used. The revised CEMP ref May 2026 v2.0 has been updated in the following locations to address these comments.

- Paragraph 2.5 on page 6 has been updated to confirm that access into and out of the site will be via the existing access that served the former industrial estate.

- Paragraph 2.9 on page 7 has been updated to refer to a 16.5m articulated lorry. This is the largest construction vehicle that would access the site at any given time, and the swept path analysis has been undertaken to reflect this on access into and out of the site.
- Appendix 9 has also been updated to show the access which currently exists on the site. This is the access which will be used by all construction traffic.

Kellen holds the view that the information provided addresses the comments raised in relation to condition 8, 9a and 11. Should there be any information outstanding, please inform Kellen at your earliest convenience.

Kind Regards,

George Ruffley

Land and Planning Assistant
georgeruffley@kellenhomes.com
07733 338771