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

10th March 2026

Planning Application No: 110882/FO/2015/S2
Location: 46 Withenfield Road, Manchester, M23 9BS
Date of original application: 24 August 2017

Dear Sir/Madam

The following provides information in relation to the discharge of the requirements of condition no.4 (contaminated land) attached to planning permission 110882/FO/2015/S2.

It is understood that Part 1 – Condition 4a has been cleared however, further information was required in relation to Part 2 – Condition 4b, which reads as follows:

b) 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 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 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.

Subsequently, it can be confirmed that the development comprises the construction of a single-storey residential structure, the shell of which has been built, but not completed, commencing 2018 by Adrian Flanagan.

It can also be confirmed that no evidence of contamination, unusual ground conditions, organic materials such as peat, and/or asbestos, or visual / olfactory evidence of contamination have been encountered during the construction phase of the works.

Therefore, as far as can be established the above statement provides the information required to confirm that the requirements of Part 2 have been discharged.

Adrian Flanagan
46 Withenfield Road, Manchester M23 9BS