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Our Ref: EH/JB/04C500347
Your Ref: PP-15049683

30th June 2026

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
MANCHESTER
M60 2LA

Submitted via Planning Portal: PP-15049683

Dear Mrs Atkinson,

APPLICATION FOR THE DISCHARGE OF CONDITIONS 10 (SITE INVESTIGATIONS) IN RELATION TO PLANNING PERMISSION REF: 138294/FO/2023 ON LAND AT PLYMOUTH GROVE, MANCHESTER

On behalf of our client, Plymouth Grove Property Developments ('the Applicant'), please find enclosed an application to discharge condition 10 (site investigations) pursuant to planning permission 138294/FO/2023 on land at Plymouth Grove, Manchester.

Condition 10 – Site Investigations

Condition 10 states:

> *"a) Notwithstanding the Site Investigation Report (Phase 1) prepared by E3P received by the City Council, as Local Planning Authority, on the 10 October 2023 and the email from Avison Young received on the 23 November 2023, prior to the commencement of the development, the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site*
> - *Submission of Site Investigation Proposals*
> - *Submission of a Site Investigation and Risk Assessment Report*
> - *Submission of a Remediation Strategy*
>
> *b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy."*

Condition 10 has been resubmitted following its withdrawal from the previous DOC application (ref: CDN/26/0195). This re-submission comprises the original submission documents, the EA consultee comments from the original submission and the updated response to these comments.

In response to Condition 10, the following documents have been submitted:

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- Remediation Strategy Letter (ref: 18-678-L1);
- Phase 2 Ground Investigation Report (ref: GR000119-GI-1.2);
- UXO Desk Study and Risk Assessment (ref: P13001-23-R1);
- EA Consultee Comments 10/04/2026 (from the previously withdrawn DOC application ref: CDN/26/0195); and
- Planning Response Letter to the EA comments (ref: 18-678-L2).

Summary

All the submission material to support the application has been submitted via the Planning Portal (PP-15049683). The application fee of £309 (plus £91 Planning Portal Service Fee) has been paid via BACS payment.

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely,

James Borley
Associate
For and on behalf of Avison Young (UK) Limited