Sue Wills
Principal Planner
Manchester City Council
PO Box 532,
Town Hall,
Manchester
M60 2LA

13th August 2026

Dear Sue,

Planning Permission 143634/FO/2025 G.H. Sheldon Wholesale Bakers Ltd
Land at Kelbrook Road, Openshaw, Manchester M11 2GW
Application for Partial Discharge of Condition 12 (Contaminated Land)
Planning Portal Reference PP-15158523

I write to formally submit information in support of the partial discharge of Condition 12 (contaminated land) of the above permission.

The following documents are enclosed with this submission:

1. LK Consult Ltd Additional Ground Investigation Addendum Report, ref LKC261139-B1-GI-Addendum-Kelbrook Road-R0, dated 30 April 2026 ("the Addendum")
2. LK Consult Ltd Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, ref CL-602-LKC 21 1095-02, dated February 2021 ("the Phase 2 Report")
3. LK Consult Ltd Phase 1 PRELIMINARY RISK ASSESSMENT LKC 21 1095 dated Date: February 2021 ("The Phase 1 Report")

Condition 12 has three elements which are summarised below.

Condition 12a Preliminary Risk Assessment

The Phase 1 Preliminary Risk Assessment (ref CL-602-LKC 21 1095-01) is approved as part of the planning permission. The Addendum summarises the PRA findings at Section 2.1 and confirms the site investigation work carried out in response to the risks identified. The phase 1 and phase 2 reports are attached to this submission.

Condition 12b Remediation Strategy

A full Remediation Strategy is set out at Section 8 of the Addendum, supported by the revised contamination conceptual model at Section 6.8 (Table 6-3) and the conclusions at Section 7. The enclosed Supporting Statement maps each element of the Strategy against the condition

requirements in detail. In summary, the Strategy addresses: removal of the localised hydrocarbon hotspot identified at TP206 (source removal); an environmental cover system in soft landscaping areas to address the asbestos risk; sulphate-resistant concrete (DS-2 AC-3z) throughout; a potable water pipeline risk assessment; and a structured completion report regime as set out at Section 8.4 of the Addendum.

Conditions 12c and 13

Conditions 12c and 13 are not capable of discharge at this stage as they require Completion and Verification Reports to be submitted prior to occupation. Section 8.4 of the Addendum sets out a two-stage completion report structure: a Pre-construction Phase Completion Report (covering the TP206 source removal, site level reduction details and watching brief findings) and a Build-phase Construction Completion Report (covering imported soils validation and the United Utilities potable water supply assessment). We confirm that both reports will be submitted to the Council at the appropriate stages in the construction programme.

We respectfully request that the Council approves the submitted information as satisfying Conditions 12a and 12b of planning permission 143634/FO/2025.

Please do not hesitate to contact me if you require any further information or wish to discuss any aspect of this submission.

Yours sincerely,

Simon Plowman MA MRTPI
for Plan:8 Town Planning Ltd