11 York Street
Manchester
M2 2AW, United Kingdom
T: +44 161 228 1001
avisonyoung.com

Our Ref: 04C100762/EH/DW

Your Ref: PP-15242407

23 September 2026

FAO Sam Elliott
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Sam,

FORMER CREAMLINE DAIRIES SITE, RED BANK AND SECTION OF FORMER RAILWAY, MANCHESTER - DISCHARGE OF CONDITION 7b ON PLANNING PERMISSION REFERENCE 132252/VO/2021

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge condition 7b pursuant to planning permission ref: 132252/VO/2021 relating to the Former Creamline Dairies Site, Red Bank and Section of Former Railway, Manchester, M4 4HF ('the site').

Planning permission (LPA ref: 132252/VO/2021) was granted on 19th November 2021 for the following development:

> *"City Council Development for enabling works including tree and vegetation removal, creation of a temporary haul road and demolition of the Creamline Dairies buildings in association with the future delivery of the new Red Bank Neighbourhood."*

This discharge of conditions application relates to condition 7b.

Condition 7b: Remediation Strategy

The condition is worded as follows:

> *"7b) 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 prior to the first use of the development. 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 brought into use 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."

The following information has been prepared and submitted as part of this application to address Condition 7b:

- Phase 1 Geoenvironmental Verification Report (dated September 2026)

Application Submission

The application submission documents have been submitted via the Planning Portal (Ref: PP-15242407). The planning application fee of £408 (inclusive of the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Ed Harvey

Director

[redacted]

For and on behalf of Avison Young (UK) Limited