

Our Ref: 784-B047825

Planning Portal Ref: PP-13278963

FAO Dean Clapworthy
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Development Management
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31st July 2024

**APPLICATION TO DISCHARGE CONDITION 5 ASSOCIATED TO PERMISSION Ref. 70002
STAR RADCLIFFE ACADEMY TEMPORARY SCHOOL ACCOMODATION**

SITE OF RADCLIFFE LEISURE CENTRE, SPRING LANE, RADCLIFFE, MANCHESTER, M26 2SZ

On behalf of our client Morgan Sindall Construction, working with the Department for Education, we have been instructed to submit an application to discharge planning conditions associated to planning permission ref. 70002 at Star Radcliffe Academy, Spring Lane, Radcliffe. Permission at the site was granted on 25th October 2023 for the following development description;

“Demolition of existing school buildings/temporary leisure centre and erection of a two storey temporary school building, external landscaping and associated site infrastructure”

The planning condition associated with the permission for which this application seeks to discharge is:

- Condition 5 – Site Verification Report.

This application is accompanied with supporting documents and information which are identified in detail further in this letter. The fee for the amount of £209.00 has been paid for via the Planning Portal's online payment system.

Concurrent to this discharge of conditions application, a non-material amendment was submitted and validated on the 26th January 2024 relating to the temporary school accommodation. The reference for this non-material amendment application is 70466. This amendment application relates to the retention of a greater extent of an existing substation building and an adjustment to the positioning of the temporary school building slightly further to the north.

The condition requested to be discharged within this application is detailed below.

Tetra Tech, 2nd Floor, 11 York Street, Manchester, M2 2AW

Tetra Tech Environment Planning Transport Limited. Registered in England number: 03050297

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Condition 5 – Site Verification Report

Condition 5 reads as follows;

“Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and the conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.”

Reason – to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 – Conserving and enhancing the natural environment.”

The following documentation is provided with this application to discharge condition 5;

- Remediation Validation Report – Ref FS1013-BSL-XX-XX-T-O-1006 Rev P01, July 2024.

The submitted document consists of a Remediation Validation Report prepared by Brownfield Solutions produced.

The report confirms that suitable chemical testing has taken place of material on site and that the site is suitably free from any contaminants to enable its use. The report presented is an interim report which is to be supplemented by some remaining information with respect to cover system depth checks and compiled waste transfer and delivery notes once all materials have been imported/removed from site. Once the final remaining information has been issued and a final on-site inspection has taken place, an updated final version of the report will be issued. The final reporting is expected to be available week commencing 19th August 2024.

An interim report has initially been issued in order to support the timely discharge of this last remaining planning condition for the site, as the contractor plans to hand over the development to the end user imminently in the coming weeks, prior to September.

We trust the information enclosed along with this application is sufficient to discharge the aforementioned conditions. Please do not hesitate to contact me if you have any questions or require any further information.

Yours sincerely,



Sam Beresford
Town Planner
Tetra Tech