

21 December 2023  
**Delivered by email**

Jeni Regan  
Stockport Metropolitan Borough Council  
Stopford House  
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SK1 3XE

Dear Jeni,

**APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 30 AND 55 ATTACHED TO PLANNING PERMISSION REF. DC/081389 – STOCKPORT INTERCHANGE**

On behalf of our clients, Transport for Greater Manchester ('the applicant'), I am pleased to enclose an application to discharge condition no. 55 in relation to Phases 3 and 5 and condition 30 also in relation to phase 3, but only insofar as the interchange building, attached to planning permission ref. DC/081389 approved by the Council in December 2019.

This application is submitted via Planning Portal (ref. PP-12693557) accompanied by the requisite planning fee of £145.00.

**Background**

As you are aware, a hybrid planning application comprising the construction of a replacement bus interchange, alongside associated retail uses, the creation of a public park, a 14-storey residential building and an interconnecting bridge was submitted to the Council and subsequently approved in October 2019 (ref. DC/071417).

There have since been a range of amendments made to permission DC/071417, including minor material amendment refs. DC/075169 and DC/081389, the latter has the following description:

*"Minor Material Amendment to planning permission DC/075169, with proposed changes including additional photovoltaic panels, reconfiguration of parking layouts and access arrangements and elevational/design changes to the residential block, residential block podium and interchange facility, together with other general works".*

Permission DC/081389 is subject to 78 conditions. This application has been submitted in order to satisfy the requirements of condition nos. 30 (Phase 3 -Partially) and 55 (Phases 3).

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## Condition 30

Condition 30 relates to validation of ground remediation and states:

*“No building within the development shall be occupied / brought into use until the approved remediation scheme required to be submitted by Condition 29 has been carried out in respect of the part of the site containing that building (the boundary of which shall be identified on a plan to be submitted with the remediation scheme pursuant to Condition 29). Within 3 months of completion of remediation measures within the relevant part of the development, a validation report assessing the effectiveness of the remediation carried shall be submitted to and approved in writing by the local planning authority. The report shall specify any further remediation measures necessary and indicate how and when these measures will be undertaken.”*

The remediation strategy approved pursuant to condition 29, comprises a cover system and geomembrane in soft landscaped areas only, with no gas remediation required. Discharge of condition 29 was confirmed on this basis. The relevant remediation strategy information contained within the previously submitted Tier proposals, *Remedial Options Appraisal, Remediation Strategy And Verification Plan For Phase 2A Area Stockport Interchange* (report reference: TE1438ROARS, dated 21st December 2020) states the following at 5.3 Clean Cover System on page 22:

*In order to remove the direct contact, dust inhalation and ingestion pollutant linkages, it is considered that the soft landscaped areas of the Site should be covered with a 300mm deep clean cover system (150mm Topsoil layer underlain by 150mm subsoil underlain by a Terram geotextile membrane or a full 300mm of topsoil underlain by a Terram geotextile membrane). It is considered that a 300mm clean cover system with a geotextile membrane will provide sufficient thickness for the exposure scenarios typical for the proposed land uses and the geotextile will provide a physical barrier in the unlikely event that any excavations are undertaken to this depth.*

It should therefore be noted that the clean cover system would only be implemented in those areas for which shallow soils still lie at ground surface, i.e. the remaining soft landscaped areas to the Mersey Frontage, as all other areas of Phase 2A/3 are covered in buildings and/or hardstanding, sufficient to break the direct contact and dust inhalation pathways in these areas.

The Proposed Site Plan submitted in support of this discharge of condition application shows the blue line boundary of the interchange building footprint, for which partial discharge is sought. The footprint comprises in its entirety areas of building and hardstanding, so no remedial actions (by way of a clean cover system) are applicable in these areas.

Conditions 55 relates to cycle parking to serve the remainder of the interchange and states:

*“Details shall be submitted to and approved in writing by Local Planning Authority, for the erection of information boards commemorating the history and archaeology of the site. The boards shall subsequently be erected prior to first occupation of the Interchange building and in complete accordance with the approved scheme and retained thereafter.”*

## Condition 55

The following documents are therefore submitted in order to discharge the requirements of condition 55:

- Shelley Signs Lectern Frame [Type L1](#)

- Interpretation Board Details 'Development of Stockport', 'Transport in Stockport' and 'Heaton Lane'
- Archaeological Information Board Location Sketch (14113-GLS-SKX-XX-DR-L-8020\_P01)
- Archaeological Information Board Location Sketch - Heaton Lane (Blue Dot)

## **Conclusion**

I trust you have all the information that you require to validate this application and approval the submitted details. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Steven Healey  
**Senior Planner**

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