

20<sup>th</sup> January 2022

FAO Angela Leckie  
City Centre Planning Team  
Manchester City Council  
Floor 6 Town Hall Extension  
Albert Square  
P.O Box 532  
Manchester  
M60 2LA

Dear Anne-Marie,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING APPLICATION TO DISCHARGE CONDITIONS 4 (A) (B) (GROUND CONDITIONS) AND 26  
(AIR QUALITY) OF PLANNING CONSENT REF: 120149/FO/2018  
CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ**

Please find enclosed a planning application to discharge conditions 4 parts (a) and (b) (Ground Conditions) and 26 (Air Quality) of Planning Consent: 120149/FO/2018 concerning the car park between 57 and 59 Ducie Street, Manchester, M1 2JQ.

The application has been made on behalf of the applicant, Urbano Property Ltd, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-10566458)

**DISCHARGE OF CONDITIONS**

This discharge of condition application is supported by a suite of documents which have been outlined in the table below.

| No | Condition                                                                                                                                                                                                                                                                                                                                                    | Information Submitted                                                                                                                                                                                                                                                                                                                                 |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4  | (a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The | <ul style="list-style-type: none"><li>• A4210 Ducie Street SI Report Final</li><li>• Appendix 1 - Preliminary Explosive Ordnance Risk Assessment</li><li>• Appendix 2 - Exploratory Hole Logs</li><li>• Appendix 3 - Monitoring Results</li><li>• Appendix 4 - Geotechnical Testing Results</li><li>• Appendix 5 - Chemical Testing Results</li></ul> |

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|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).</p> <p>(b) In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.</p> | <ul style="list-style-type: none"> <li>• Appendix 6 - Soil Waste Assessment</li> <li>• LKC 21 1769 - Ducie Street Asbestos in Soils Management Plan</li> <li>• Ducie Street - UXO Desk Study Summary</li> </ul> |
| 26 | <p>Prior to commencement of development an air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution pursuant to policies SP1 and DM1 of the Core Strategy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>• AIR_QUALITY_ASSESSMENT-915612</li> </ul>                                                                                                                               |

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Kind Regards,



**Diane Ellis**  
**Associate Director**