

16th February 2022

FAO: Mr Dave Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear David,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ST MICHAELS, MANCHESTER (APPLICATION REFERENCE: 131612/JO/2021)
APPLICATION TO DISCHARGE PILING DETAILS CONDITION (40) IN RESPECT OF PHASE 2

Please find enclosed a planning application to partially discharge condition 40 regarding the piling details for Phase 2 of planning consent ref: 125549/JO/2019 as amended by consent 131612/JO/2021 concerning development on land bounded By Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The application has been made on behalf of the applicant, Jacksons Row Developments Limited, 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- 11048585)

DISCHARGE OF CONDITIONS

The development is to be constructed in phases, as follows:-

Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen
Phase 2 – Construction of office building
Phase 3 – Construction of synagogue, hotel and residential tower

The approach to discharging condition 40 (Piling Details) is on a phase by phase basis. Therefore, discharge is only sought in relation to Phase 2 through this submission.

This discharge of this condition application is supported by the following document.

No	Condition	Information Submitted
40	Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Each part of the development (as defined by condition 51) shall be carried out in accordance with the approved details. Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17	Piling Risk Assessment Curtins Ref: 63068-CUR-00-XX-RP-GE-0002 St Michaels Revision: V01 Issue Date: 11 February 2022

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.

Yours sincerely,



Diane Ellis
Associate Director