

Planning,  
Manchester City Council,  
Town Hall,  
Manchester,  
M60 2LA

Dear Sirs

Date 06/12/2021

**RE: PLOT9a FIRST STREET, MANCHESTER**

**CONTAMINATED LAND PRELIMINARY RISK ASSESSMENT**

**Introduction and Background**

Ramboll UK Ltd was formerly appointed by Ask (First Street) Ltd to provide a range of services which includes contaminated land consultancy for the proposed development of Plots 6 and 7, First Street, Manchester, which was subsequently renamed as 'Plots 9 & 10 First Street, Manchester'. The development that is currently being considered is referred to as 'Plot 9a'.

Ramboll  
1 Broad Gate  
The Headrow  
Leeds  
LS1 8EQ  
United Kingdom

T +44 113 245 7552  
<https://uk.ramboll.com>

A number of phases of contaminated land assessment works have been completed for various development configurations of the Plot 9 and/or Plot 10 redevelopment as plans have changed. The most recent update to the contaminated land desk study and preliminary risk assessment for Plot 9 is documented in the following:

Ref 1620002943 Env - Plot 9  
Desk Study - Letter

- Ramboll, 2019, Plot 9 First Street Manchester, Contaminated Land Desk Study.

Since preparation of this document, the planning boundary and details of the proposed development have been amended slightly.

The site development previously comprised a 10-storey building for office / commercial space with basement car parking, and external areas of hard landscaping. The development proposals now consider an 9-storey building with basement car parking. The site boundary has been adjusted slightly but is still within the area considered within the previous studies detailed in the Ramboll 2019 desk study.

Ramboll UK Limited  
Registered in England & Wales  
Company No: 03659970  
Registered office:  
240 Blackfriars Road  
London  
SE1 8NW

The new proposals have been reviewed against the assumptions made in the above referenced Ramboll 2019 document and it is considered that there is no material change to the assessment and conclusions presented in the Ramboll 2019 document. This document is therefore considered appropriate for submission with the Planning Application for the current Plot 9a development proposals as the Contaminated land preliminary risk assessment for the site.

I trust this is sufficient for your current requirements, if you require any further information please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read "H. Comyn".

**Hazel Comyn**

Associate

E&H – Leeds

M +44 7870809789

[hazel.comyn@ramboll.co.uk](mailto:hazel.comyn@ramboll.co.uk)