

Our ref: **TD/2230804Rev00**

Date: **18th May 2022**

Logik Developments (Arundel Street) Ltd.
c/o Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Dear Sirs

Ref: Arundel Street, Manchester. M15 4JZ
Planning Application 123261/FO/2019 refers

During 2017 Ian Farmer Associates carried out a Preliminary Risk Assessment (PRA) and Ground Investigation (GI) at a site at Arundel Street, Manchester. The findings were reported as follows:

- Ian Farmer Associates. Preliminary Risk Assessment reference 42028; Arundel Street, Manchester, M15 4JZ dated October 2017
- Ian Farmer Associates. Ground Investigation Report reference 42028; Arundel Street, Manchester dated October 2017

Planning Application reference 23261/FO/2019 presented details of the proposed development. This was approved in a decision notice dated 23rd August 2019. Condition 6 of this decision notice relates to the above referenced reports as follows:

1. Condition 6a – Before commencement

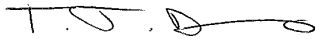
- A Preliminary Risk Assessment (PRA) has been carried out and reported as referenced above. This report identifies and evaluates potential sources and impacts of ground contamination, groundwater contamination and/or ground gas relevant to the site.
- The PRA identified risks which required further investigation.
- Intrusive investigation of the site was undertaken. The findings of this were presented in the Ground Investigation Report (GIR) referenced above.
- The GIR determined that remediation of the site was not required with respect to contamination of soils. On this basis a Remediation Strategy was not proposed. Completion / Verification reporting would not be relevant in the absence of a Remediation Strategy.
- The GIR determine that ground gas protection measures consistent with a low risk gas regime should be incorporated into design.

2. Condition 6b – After commencement

- Construction management measures will be required in the event of previously unidentified contamination (ground, groundwater and / or ground gas) being encountered during the construction phase.

We trust that the above meets with your approval, but should you have any queries, please do not hesitate to contact us.

Yours sincerely
For Ian Farmer Associates (1998) Limited



Tim Downes
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Technical Manager