

Your Ref: PP-09485478

4 February 2021

Angela Leckie
Planning Department
Manchester City Council
PO BOX 532
Manchester
M50 2LA



Dear Angela,

**Application to discharge conditions 6b and 17 of planning permission reference
108963/FO/2015/C1**

I am writing to you on behalf of my client, Plot 5 First Street GP Ltd ('the Applicant'), who is seeking to discharge conditions 6b and 17 of planning permission reference 108963/FO/2015/C1.

Planning permission 108963/FO/2015/C1 was granted on 31 July 2015 for the following development:

'Erection of a 7 storey office building (Use Class B1) including ground floor retail units (use Class A1 (shop) or A3 (restaurant and cafe) or A4 (drinking establishment) Uses, public realm and associated works to include brown roofs above 7th floor level' at Land Bounded by Medlock Street/River Street and Number One First Street, Manchester (Plot 5 of the First Street Masterplan).

Condition 6b

Condition 6b states that,

"When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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."

Submitted Information

A Verification Report was previously prepared by Ramboll and submitted to MCC to discharge condition 6b of planning permission 108963/FO/2015/C1 (LPA reference: CDN/18/0871). However, on the decision notice issued by MCC it was stated that the condition was discharged in respect of the building footprint, and that for condition 6b to be fully discharged sign off would be required for the landscaped area.

To discharge the remaining part of condition 6b of planning permission reference 108963/FO/2015/C1, the following information has been submitted to 'MCC via the Planning Portal:

- Verification report addendum letter prepared by Ramboll (dated 14/08/2019).

Condition 17

Condition 17 states that,

"No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework."

Submitted Information

The pre-commencement requirements of condition 17 were discharged on 25th February 2016 (LPA reference: 108963).

To discharge condition 17 of planning permission reference 108963/FO/2015/C1, the following information has been submitted to MCC via the Planning Portal:

- Secured by Design Gold Award (dated 19/12/2019)

Fee

The planning application fee of £141 (inclusive of Planning Portal's administration charge) has been paid by BACS.

I trust that the above is sufficient to discharge conditions 6b and 17 of planning permission reference 108963/FO/2015/C1. If you have any queries, please contact me on the details below.



Yours sincerely

A handwritten signature in grey ink that reads 'Blackburn'. The signature is stylized, with a large, looped initial 'B'.

Georgina Blackburn

Planner

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For and on behalf of Avison Young (UK) Limited