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Our Ref: **108348/OG/JA/L9**
Date: **23rd May 2016**

Adam Desborough
Glen Howells Architects
321 Bradford Street,
Birmingham
B5 6ET

Dear Adam,

108348 – Lincoln House/123 Deansgate, Manchester
Planning Application Number 110078/FO/2015/C1 – Condition 35

The following statements have been prepared in order to discharge Conditions 35 of the above referenced planning application.

35) No infiltration or surface water drainage into the ground on land affected by contamination is 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 controlled waters. The development shall be carried out in accordance with the approved details.

A Phase II Site Investigation (108348/03A) was undertaken on site to establish the soil profile, to develop a conceptual model and to develop an environmental risk assessment.

During the site investigation the following soil profile was identified in the basement of Lincoln House;

- Concrete floor slab to between 300mm to 450mm
- Made Ground as brick and concrete fill to between 1.1m and 1.7m
- Numerous concrete obstructions encountered between 0.7m and 1.45m. Concrete proven to 2mbgl at one location (550mm thick) and down to 5.7m at a second location (possible pile)
- Bedrock as very weak to weak sandstone locally recovered as very dense sand proven to 20m
- Groundwater strike encountered at 6.2m below basement level (approximately 25.85mAOD) during the rotary drilling. During long term groundwater monitoring a water level of between 8.03m (24.02mAOD) and 10.0m below basement level (22.05mAOD) was recorded.

The entire footprint of the site is currently a basement and the proposed development will be the same. The Flood Risk Assessment (108348/02) indicates Like for Like discharge (approved). No infiltration or surface water drainage into the ground is proposed.

Yours sincerely

Owain Gwilym
Geo Environmental Engineer

Email: owain.gwilym@fairhurst.co.uk

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Appendix A

Drawings

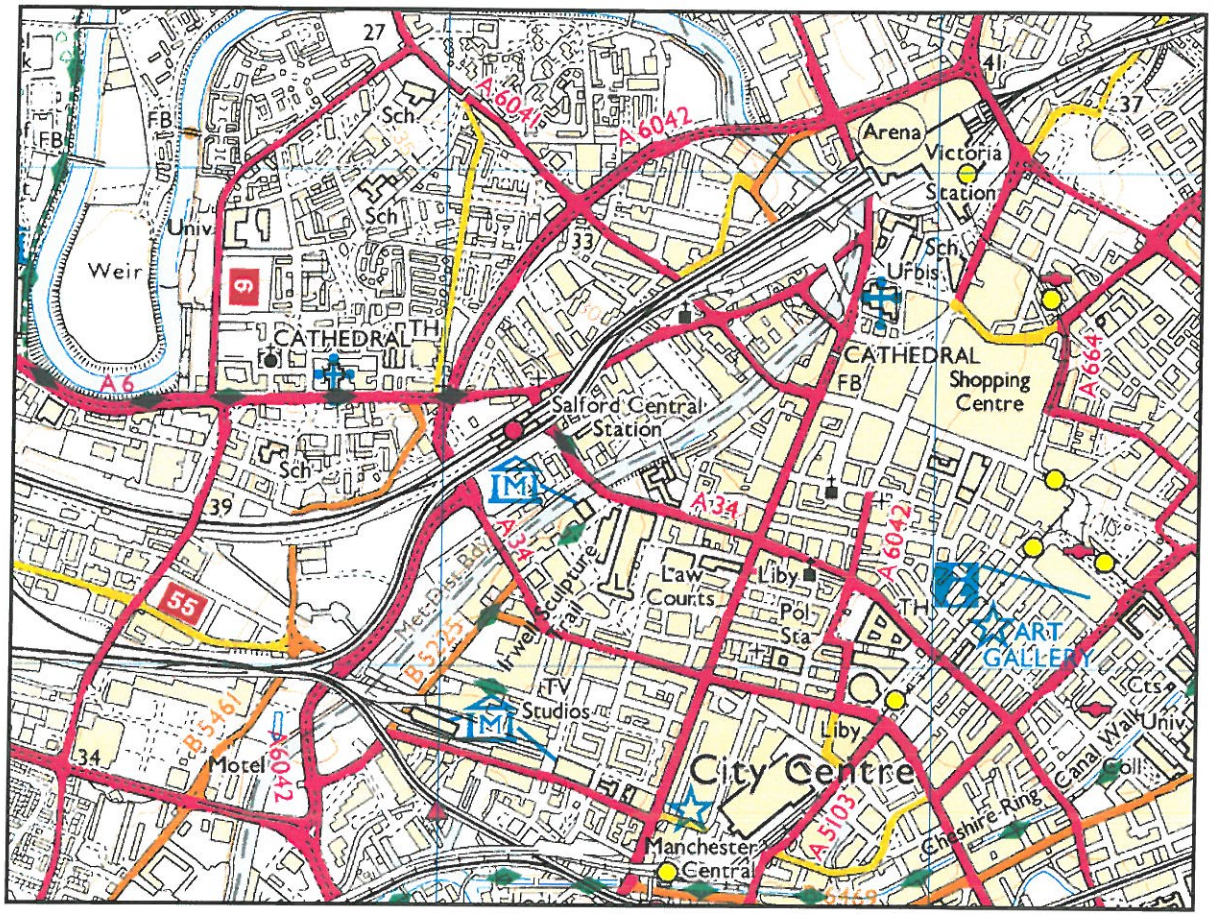

Figure 1 - Location Plan

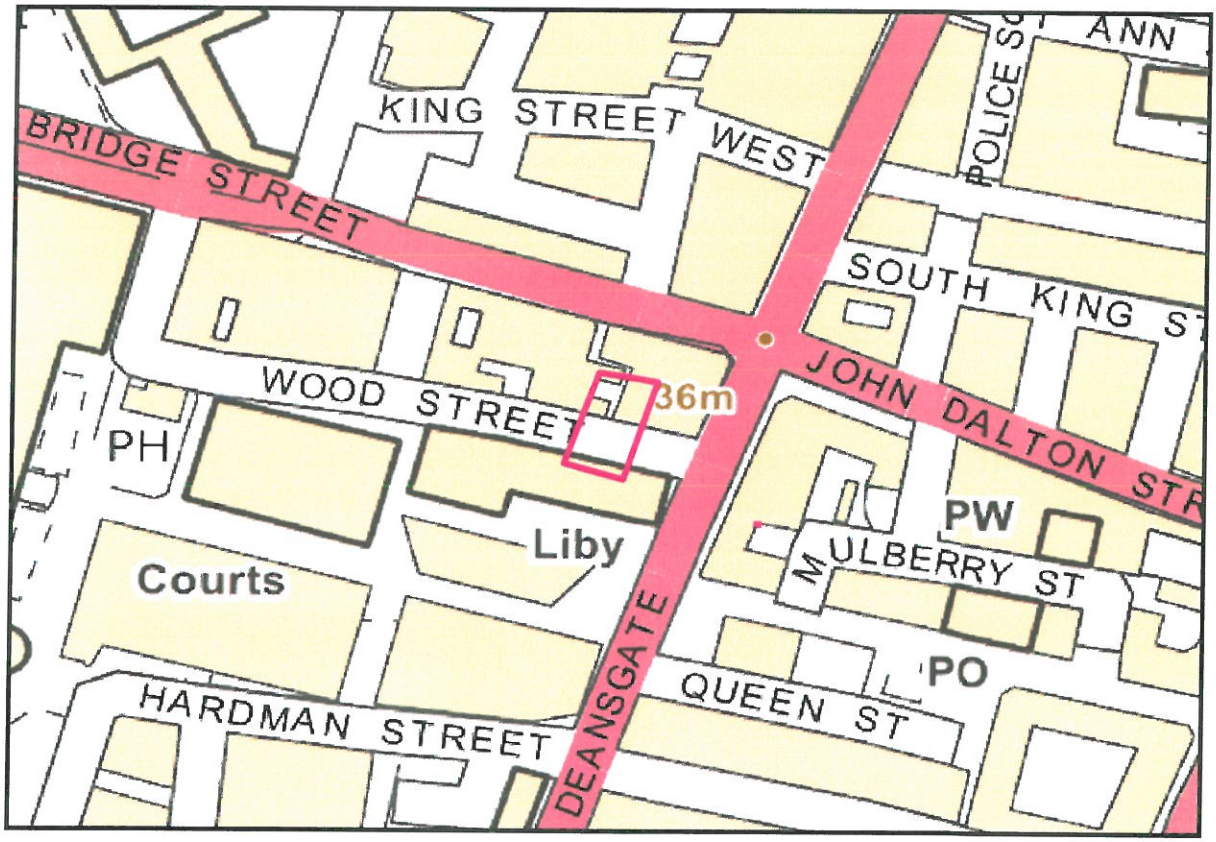

Figure 2 - Site Plan

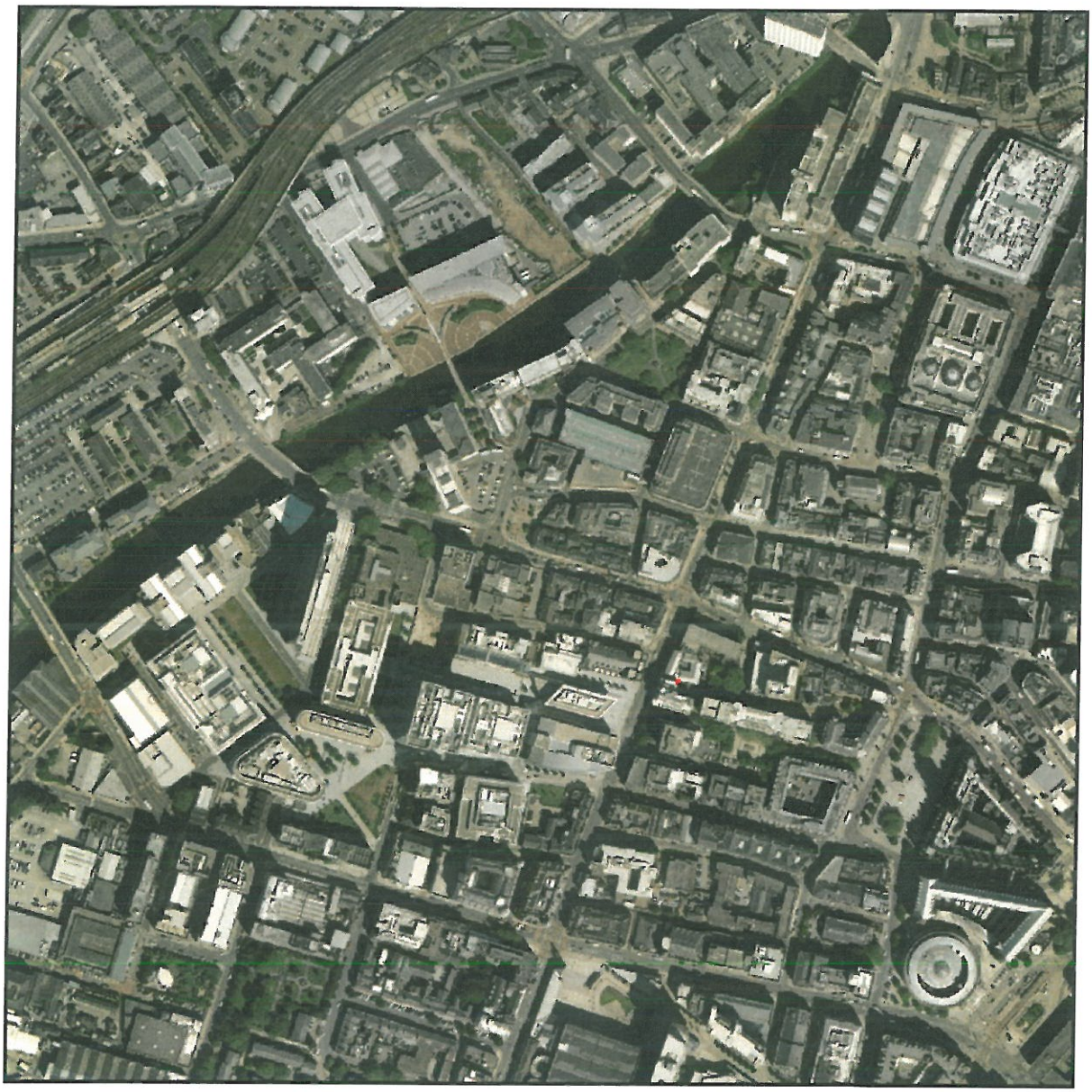

Figure 3 - Aerial Photograph