FAO Rob Griffin
Planning and Regeneration
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Ref: 098-008
Date: 13 August 2024

Dear Rob,

Xaverian College, Lower Park Road, Manchester, M14 5RB

Discharge of condition 7a of application 137030/FO/2023

On behalf of our client, Xaverian College, please find enclosed an application to discharge condition 7a (Preliminary Risk Assessment) of planning permission reference 137030/FO/2023 which granted full planning permission and conservation area consent for the redevelopment of the College's Sunbury Building.

Condition 7(a) attached to the consent states that:

> '*Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*
>
> *In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the local planning authority require further investigation, the development shall not commence until the scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.*
>
> *The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report*

prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority'.

To address the requirements of the condition and to enable it to be discharged, WML Consulting has prepared the enclosed Geo-Environmental Investigation & Assessment which includes a Phase 2 Report as per the council guidance.

The findings include post demolition investigations which include additional testing beneath the previously inaccessible building footprint. It contains a recommendation for clean cover in the limited areas proposed for landscaping and, subject to the council's agreement, we do not consider there is any requirement for further remediation.

We have also attached 'Phase 1 Desk Study and Preliminary Geoenvironmental Assessment, Reference 10961G-WML-00-XX RP-G-0001, dated March 2023' which was submitted with the original application (ref. 137030/FO/2023) to support this information.

We would in any event be grateful if you could please liaise with your colleagues and revert should you have any queries or wish to discuss the technical findings with WML. We would then be grateful for the discharge of this element of the planning condition, and confirmation of any further requirements.

We look forward to receiving validation of the application in due course.

Kind regards

Yours sincerely,

Alex Snow

cc: Simon Channell - Xaverian College

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