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29th July 2024

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Planning Portal ref: PP- 13287366

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 5D RELATING TO PHASE 2, No. 1 ST MICHAEL'S
ATTACHED TO APPLICATION REFERENCE REF. 135827/JO/2022
LAND BOUNDED BY JACKSON'S ROW, BOOTLE STREET, SOUTHMILL STREET AND 201 DEANS GATE**

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge the condition relating to surface ground conditions – completion/ verification (Condition 5d) of planning consent ref. 135827/JO/2022 concerning Phase 2 (No.1) of the development on land bounded by Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The description of development is:

"Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments."

The application comprises:

- Completed planning application forms;
- A Completion/ Verification Statement prepared by Curtins dated 29.07.24; and
- A planning application fee of £145.00 (PP- 13287366).

DISCHARGE OF CONDITION 5d

Condition state:

No	Condition	Information Submitted
5	d) 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 prior to the first occupation of each phase. Any Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.	Completion/ Verification Statement prepared by Curtins dated 29.07.24

Curtins produced the following geo-environmental reports for the site in support of discharge of planning condition 5a (ground conditions).

- Phase 2 Ground Investigation Report, St Michael's, Report Ref. 078847-CUR-00-XX-RPGE-001-P02 dated 03 October 2022.

The Phase 2 report concluded 'Low' risk for all potential contaminant linkages assessed. On this basis no ground remediation was considered necessary and a Remediation Strategy report was not produced for the site.

Remediation was not considered necessary for the site based on Curtins site assessments. B&K have confirmed that no unexpected contamination was encountered during construction works (see attached statement).

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Nikki Sills
Partner