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FAO Angela Leckie
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0202
PP Ref: 12782415

Date: 3rd April 2024

Dear Angela,

Asteer Planning LLP ("Asteer Planning") has been instructed by FSC MCR Limited ("the Applicant") to submit an application to discharge condition 8 of planning permission reference 138066/FO/2023 at Land at Irk Street, Manchester ('the site'). The temporary planning permission was granted on the 22nd January 2024 for the following development:

> *"Temporary change of use of the site and existing buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis) for a period of two years."*

Supporting Information

This application is accompanied by the following:

- This Covering Letter prepared by Asteer Planning;
- Completed application form and ownership certificate; and,
- Topsoil Verification Report prepared by ROC Consulting.

Condition 8 – Topsoil Verification Report

Condition 8 is worded as follows:

> *"On the basis of the Phase 1 Desktop Study Land at Irk Street, Manchester for FSC MCR Ltd stamped as received on 08-01-23 no site remediation is required in respect of the proposed development.*
>
> *The site shall however be subject of a watching brief and 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, the 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*

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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.

Notwithstanding the above approval / validation of any imported soils for landscaping is required to be submitted and approved by the City Council as Local Planning Authority prior to the use commencing."

A Topsoil Verification Report has been prepared by ROC Consulting, which identifies that the soils proposed within the moveable planters on the site are acceptable for the proposed use.

The planning application fee of £215 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Reference: PP- 12782415).

We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours sincerely,



Georgina Blackburn
Senior Planner
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For and on behalf of Asteer Planning LLP