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1st December 2023

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

Planning Portal ref: PP- 12646179

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 5A RELATING TO PHASE 3, No. 2 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 (Cond. 5A) of planning consent ref. 135827/JO/2022 concerning Phase 3 (No.2) 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 11668 Rev E Phase II Geo-Environmental Assessment Report November 2023), prepared by Brownfields; and
- A planning application fee of £116.00 (PP- 12646179).

DISCHARGE OF CONDITION 5a

Condition 5a states:

No	Condition	Information Submitted
5	a) The development shall be carried out in accordance with the ' Site Investigation Remedial Statement, Ramboll, March 2021, v3' approved on 30/3/21 under consent referenced CDN/21/0071. Within 4 weeks of the completion of demolition of each phase of the development (as defined by condition 51 of the consent), an updated report is required to be submitted to Manchester City Council, to include the details of the ground investigation, final risk assessment and remediation strategy (if remediation is required) of the ground which is currently inaccessible due to existing buildings still to be demolished , as outlined in the 'Site Investigation Remedial Statement, Ramboll, March 2021, v3' report. For the avoidance of doubt, it is accepted that site work will need to begin to allow these buildings to be demolished.	11668 Rev E Phase II Geo-Environmental Assessment Report November 2023

Brownfields have conducted the post-demolition site investigation and the associated waste sampling; samples were inert and therefore there are no requirements to update the remediation strategy already in place for the site.

A validation report will follow towards the end of the project for condition 5b.

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
Divisional Director