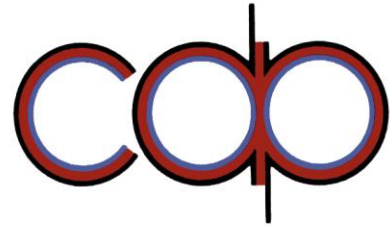


Our Ref : MB/One City Road
Your Ref : 128002/FO/2020
Email: mbell@marshallcdp.com



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Lucy Harrison
City Centre Team
Growth and Neighbourhoods Directorate
Manchester City Council
Planning Department
PO BOX 532
Town Hall
Manchester
M60 2LA

24 January 2024

Dear Lucy

**APPLICATION FOR NON-MATERIAL AMENDMENTS TO CONDITION 4b) ATTACHED TO
PLANNING PERMISSION 128002/FO/2020
ONE CITY ROAD, 1 CITY ROAD EAST, MANCHESTER, M15 4PN
PLANNING PORTAL REFERENCE: PP-12754790**

Further to the receipt of planning permission reference 128002/FO/2020 we are seeking to amend Condition 4 attached to the permission as follows:

- a) Prior to the commencement of development, a scheme for the investigation of the site for all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas (the Site Investigation Proposal) shall be submitted to and approved in writing by the Local Planning Authority.*
- b) The measures for investigating the site identified in the approved Site Investigation Proposal shall be carried out before development commences and **following demolition** a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy), which shall be submitted to and approved in writing by the Local Planning Authority.*
- c) **Following demolition**, 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 Local Planning Authority.*

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 phase is occupied, then development shall cease and/or the development phase shall not be occupied until a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the 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.

If you require anything further to be able to progress please do not hesitate to contact me on (01422) 376821 or 07469 159406.

Yours sincerely,

Miranda Bell

**Planning Manager
Commercial Development Projects Limited
Telephone: 01422 376821**