

**Steven McCoombe**

Planning  
Manchester City Council  
Town Hall Extension  
Albert Square  
Manchester  
M60 2LA

21 September 2023

Submitted via Planning Portal (ref: PP-12475024)

Dear Steve

**Application for the Discharge of Condition 10 pursuant to 135278/FO/2022: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place**

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to discharge Condition 10 of planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to the need for a Site Investigation Proposal further to the approval Preliminary Contamination Risk Assessment. The permission was granted on 17<sup>th</sup> March 2023 for the following description of development:

*'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'*

**Condition 10**

Condition 10 of the planning permission states:

*"The development hereby approved shall be implemented in accordance with the submitted Phase I Preliminary Risk Assessment prepared by RSK Geosciences, dated February 2022 (Ref: 11671 RO1 (01), received by the City Council as Local Planning Authority on 25 October 2022. 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 a 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 the 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."*

In order to discharge this condition please find attached a Ground Investigation Report prepared by Meinhardt. This covers the requirements of the condition.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,



**Neil Lucas**

Director

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**AshtonHale Ltd**

Enc. : Ground Investigation Report prepared by Meinhardt (September 2023)