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2nd May 2023

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

Dear Jen,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ST MICHAELS, MANCHESTER (APPLICATION REFERENCE: 131612/JO/2021)
APPLICATION TO DISCHARGE CONDITION 40 – PILING RISK

Please find enclosed a planning application to discharge the condition regarding piling risk (40) of planning consent ref: 131612/JO/2021 (as amended by consents 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) concerning development on land bounded By Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The application has been made on behalf of the applicant, Jacksons Row Developments Limited, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-12133244)

DISCHARGE OF CONDITIONS

The development is to be constructed in phases, as follows:-

Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen - complete
Phase 2 – Construction of office building – under construction
Phase 3 – Construction of hotel and residential tower

The approach to discharging condition 40 (piling risk) is on a phase by phase basis. Discharge is only sought in relation to Phase 3 through this submission.

This discharge of condition application provides the documents for Phase 3, as outlined in the table below, against the condition and detail to which it relates.

No	Condition	Information Submitted
40	Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Each part of the development (as defined by condition 51) shall be carried out in accordance with the approved details. Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17.	Brownfield Solutions Piling Risk Assessment JM/C5128/12015

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,



Diane Ellis
Associate Director