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11th October 2022

FAO: Mr Dave Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear David,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ST MICHAELS, MANCHESTER (APPLICATION REFERENCE: 131612/JO/2021 AS AMENDED BY
133317/NMC/2022)
APPLICATION TO DISCHARGE GROUND CONDITION (5A) FOR PHASE 2**

Please find enclosed a planning application to discharge ground conditions (condition 5a) in respect of Phase 2 (No. 1 St Michaels) of planning consent ref: 131612/JO/2021 as amended by consent 133317/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-11611672)

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
Phase 3 – Construction of synagogue, hotel and residential tower

The approach to discharging condition 5 (Ground Conditions) is on a phase by phase basis. Discharge is only sought in relation to Phase 2 through this submission.

An application (reference: CDN/21/0071) to discharge condition 5a in respect of Phase 2 was approved on 30th March 2021 subject to the following requirement;

"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 already submitted reports. It is accepted that site work will need to begin to allow these buildings to be demolished."

This discharge of condition application provides the report subsequent to demolition for Phase 2, as outlined in the table below, against the condition and detail to which it relates.

No	Condition	Information Submitted
5a	a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. 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 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. Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17	St. Michaels Phase 2 Ground Investigation Curtins Ref: 078847-CUR-00-XX-RP-GE-001 Revision: P02 Issue Date: 03 October 2022 Prepared by Curtins

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