

Project.	Talbot Mill, Ellesmere Street, Manchester. M15 4JY
Planning application reference	139434/JO/2024
Date	21 October 2024
Subject.	Condition number 6b

Dear Sir or Madam

CRUK Construction writes to confirm that there has been no change to Geo-Environmental Site Assessment

This letter serves as confirmation to the planning authority to discharge the condition.

Planning condition

Before the commencement of the main development works (ie those works not including enabling works), 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 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.	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 policies DM1 and EN18 of the Core Strategy.
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Yours Sincerely



Brian Robson

Project Manager