David Roscoe
Chief Planning Officer
Manchester City Council – Planning Department
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

2 July 2026

OUR REF: UK0029936.7171

Dear Sir/Madam,

Planning Application 141607/FO/2024 New Office campus, Former Central Retail Park, Great Ancoats Street, Manchester, M4 6DJ

We write with reference to Planning Condition 11 for the above application to provide information for the scheme and request discharge of the condition for the enabling works phase.

The planning Condition is as follows:

'Save for site set up, prior to the commencement of the Enabling Works, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to that Enabling Phase.
- Environmental Statement should reference MCC Contaminated Land Guidance.
- Submission of the calibration certificate(s) for the gas monitoring equipment, to cover the rounds between 18th May and 11 September 2023.
- Remediation/Earthworks strategy to be submitted to cover imported soil for the landscaped area, including depth of soil and validation in line with our guidance.
When Enabling Phase commences, the development in the Enabling Phase shall be carried out in accordance with the approved remedial strategy and verification plan. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present , at any time, before the development is occupied, then development on the relevant Phase or phases shall cease and on-site works not recommenced until a report outlining what measures, if any, are required to remediate the relevant land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority . In the event that the identified contamination can be isolated or is contained to a localized area of the site, subject to agreement, works can continue following submission of a plan identifying the area of contamination. Development shall then be carried out in accordance with the approved Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy of relevance.'

The enabling works phase comprises: removal of the existing hardstanding to enable slit trenching for archaeological survey; removal of hardstanding, which will be crushed and stored; excavation of soils to approximately 1.5m below ground level across part of the site; off-site disposal of all soil

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arisings; probing across the remaining area of the site to remove obstructions; installation of drainage; and installation of retaining walls.

The planning condition requires a strategy to cover imported soil for the landscaped areas. The construction of soft landscaping areas is not part of the enabling works scope and will be constructed as part of the main works under a separate contract which will respond to the relevant planning conditions at the appropriate time. Therefore, as the enabling works scheme does not include soft landscaping, we request that the condition is discharged for this stage of the works.

The Manchester City Council Planning and Contaminated Land Technical Guidance on soft landscaping including thickness and verification will be followed, and a Remedial Strategy including import criteria will be provided as part of a future planning condition discharge that will include the construction of soft landscaped areas.

The enabling works do not include the construction of any structures where gas could ingress and accumulate, therefore the requirement to provide gas calibration certificates is not applicable to this stage of works. Nevertheless, the gas equipment calibration certificate will be provided separately. Entry into any excavations would be controlled under H&S legislation including confined spaces where applicable.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found during the enabling works we would cease works and on-site works would not recommenced until a report outlining what measures, if any, are required to remediate the relevant land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority.

Based on the above, we request that this condition is discharged for the enabling works phase, noting that further information will be provided for this planning condition as the project advances prior to the relevant works being undertaken.

If you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely

Digitally signed by Madeleine Bardsley
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Reviewed by

Barry Mitcheson

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