19th October 2026
Our Ref: 2026.005

Matthew Dixon
Courtyard
69 Ashfield Road
Altrincham
WA15 9QN

Planning Department
Manchester City Council,
P O Box 532,
Manchester
M60 2LA

To whom it may concern,

RE: APPROVAL OF DETAILS RESERVED BY CONDITION
CONDITION 10a, LPA REF. PLA-2026-001348

We are pleased to submit this application to approve details reserved by condition on behalf of Manchester City Council (MCC) and Galliford Try for Condition 10a (Preliminary Risk Assessment).

The condition was reserved on consent ref: PLA-2026-001348, granted on 25th September 2026, for:

City Council Development - Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and a severable plot for a future ancillary structure with associated interim landscaping.

The requisite planning application fee (£390.00) has been paid via internal journal transfer within Manchester City Council.

The application is supported the following documents:

- Application form
- Piccadilly Gardens Redevelopment: Phase 1 Desk Study (report ref. 51334-CIV-XX-XX-R-G-1001) – prepared by Civic
- Piccadilly Gardens, Manchester – Summary of Preliminary Site Investigation (document ref. 51334-CIV-01-XX-R-G-1001 rev C01) – prepared by Civic

Wording of Condition 10a
This application seeks the part discharge of Condition 10 in relation to the first part of Condition 10(a) only.

Condition 10 relates to the investigation and remediation of potential land and groundwater contamination and ground gas. Part (a) requires the submission of a Preliminary Risk Assessment and, where further investigation is required, subsequent site investigation and the submission of a Site Investigation Report and/or Remediation Strategy setting out any necessary remediation measures.

Part (b) requires a Completion/Verification Report prior to first use of the development to demonstrate compliance with the approved remediation measures, with Part (c) requiring any identified non-conformity to be addressed prior to first use/occupation.

Information summary
In support of this application, the Phase 1 Desk Study is submitted as the Preliminary Risk Assessment required by the first part of Condition 10(a), together with the Interim Summary Report, which provides an update on the preliminary site investigation undertaken to date.

The Interim Summary Report confirms that a second phase of investigation is proposed and that, following completion of this work, Civic Earth will prepare a geotechnical and geoenvironmental interpretative report and Remediation Strategy. These documents will be submitted separately to address the latter requirements of Condition 10(a).

Accordingly, this application seeks approval of the Preliminary Risk Assessment and part discharge of Condition 10(a). The remainder of Condition 10(a), together with Parts (b) and (c), is not sought for discharge as part of this application.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

