

15<sup>th</sup> February 2021

F.A.O Jennifer Atkinson  
Manchester City Council  
Planning and Development  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Dear Jennifer,

**Bendix Street, New Cross**  
**Application for Discharge of Condition - Planning Permission Reference: 125681/FO/2019**

Please find enclosed an application for the discharge of Condition 5 attached to Planning Permission ref: 125681/FO/2019 granted 23 Apr 2021.

The Planning Permission relates to the erection of a 12-storey residential building on the Site bound by Thompson Street to the north east, Oldham Road to the south, Bendix Street to the south west and a building occupied by Turning Point to the north west.

The Applicant is Mulbury Homes (Central) Ltd.

For clarity, the description of development for proposals are as follows:

*“Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.”*

Table 1 below confirms the documents submitted in support of this application for the discharge of Condition 5.

*Table 1: Condition 5 Submission Documents*

| Condition Wording                                                                                                                | Submission Document(s)                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Condition 5</u></b>                                                                                                        | A Remediation and Enabling Works Strategy document, which details overall employment targets set, has been prepared by e3p, is submitted with this application. |
| <b>a) Notwithstanding the Phase 1 Geo-Environmental site assessment prepared by E3p stamped as received by the City Council,</b> |                                                                                                                                                                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <p>as Local Planning Authority, on the 23 December 2019, (a) before the development hereby approved commences, other than demolition and enabling works, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:</p> <ul style="list-style-type: none"> <li>- Submission of site investigation proposals;</li> <li>- Submission of an updated final risk assessment;</li> <li>- Submission of a remediation strategy (if required).</li> </ul> <p>Once approved, the development shall then be carried out in accordance with the approved details.</p> <p>b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</p> | <p>This information is submitted to partially discharge Condition 4 in relation to the pre-commencement elements contained in part 4a.</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|

## Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

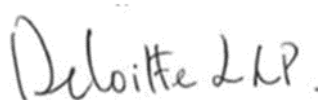
The fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-11031287.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Rachel Poole ([rpoole@deloitte.co.uk](mailto:rpoole@deloitte.co.uk)/ 0161 455 6272) or Eithne FitzGerald (0161 455 6963 / [eithnefitzgerald@deloitte.co.uk](mailto:eithnefitzgerald@deloitte.co.uk)).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP