Deloitte LLP
100 Embankment, Cathedral Approach,
Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

[redacted]

12 August 2025

Angela Leckie,
Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

Port Street – Application to Discharge of Condition 6b (Remediation) and 39 (Signage Strategy)
Planning Permission Ref. 132489/FO/2021 (as amended)

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the discharge of Condition 6b and Condition 39, as attached to Planning Permission Ref. 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025).

Background

On 7th October 2022, Planning Permission Ref. 132489/FO/2021 was granted for Port Street in Manchester City Centre for:

> *"Erection of a part-33, part-11, part 9, part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works."*

On 2nd May 2025, a further Section 96(a) application was granted to make Non-Material Amendments ("NMA") to Planning Permission Ref. 132489/FO/2021. This NMA included amendments to condition wording to reflect the revised drawings, which is set out in this letter as relevant.

Condition Discharge

Condition 6b

Part a) of Condition 6 was discharged on 23.02.2023 under CDN/22/0865. As part of the discharge of Part a) MCC provided the following requirements for full discharge of the condition:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2025 Deloitte LLP. All rights reserved.

"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.

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.

Prior to occupation to enable full discharge details of the following are required to be submitted and approved by the City Council as Local Planning Authority:

(a)How site levels will be reduced to accommodate the proposed development;

(b)Details of imported materials to fill the resultant void within the former canal basin. Noted that this should be tested, and that the growing medium should promote and sustain the growth of plants. This will be confirmed via photographs / measurements.

(c) Calibration certificate for gas monitoring equipment"

The remediation strategy has been carried out as approved, with reference to the first element of Part b) above. This application seeks to discharge the remaining element of Condition 6b), with the submission documents outlined in Table 1 below, setting out the site levels, details of the imported site materials for infill, and calibration of gas monitoring equipment.

Regarding (b), the imported material to fill the canal void was only temporary to enable the construction of the foundations. This whole area was subject to further deeper excavation to form the basement and therefore the imported material was then re-excavated and taken offsite. I've re-attached the import and export tracker along with the verification report that details quantities along with photographs.

Table 1. Summary of Condition 6b Submission Documents

Document Name	Document Ref.
Topographical Survey	N/a
Canal Basin Survey – Port Street	Renaker February 2023
Verification Report	PTW22030 CR1
Ground Gas Calibration Certificates	N/a
Waste Transfer Logs	N/a

Deloitte.

Condition 39

Condition 39 wording is as follows:

> *"Prior to the first occupation of the development, a signage strategy for the entire buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building."*

Table 2 outlines the information submitted to discharge Condition 39. The submitted information confirms that the location and type of signage that will then need to subsequently be agreed via Express Advertisement Consent.

Table 2. Summary of Condition 39 Submission Documents

Document Name	Document Ref.
Signage Specification Document	Version 7 dated 05/08/2025

Application Submission

The application (ref. PP-14250919) has been submitted via Planning Portal. The application comprises this covering letter, the information set out in Tables 1 & 2, and the application form. The associated application fee and Planning portal service charge totalling £383.00 will be paid online following submission.

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

If you have any queries regarding this submission, please do not hesitate to contact me or my colleagues [redacted]

Yours sincerely

Deloitte LLP

Deloitte LLP