Outlook

RE:App Ref no CDN/25/0785 - EHO comments

From Percival, Michael <mipercival@deloitte.co.uk>
Date Tue 14/10/2025 15:59
To Angela Leckie <angela.leckie@manchester.gov.uk>; Sankey, Izzy <isankey@deloitte.co.uk>
Cc Alcock, Niall <nalcock@deloitte.co.uk>

5 attachments (5 MB)

Z0-REF-G710-PL-GRD-0894-0015_Ver10.pdf; Canal Wall Survey.pdf; WhatsApp Image 2025-10-14 at 13.35.30.jpeg; WhatsApp Image 2025-10-14 at 13.35.30 (1).jpeg; WhatsApp Image 2025-10-14 at 13.35.30 (2).jpeg;

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Hello Angela

Further to my email below, I note that the condition has a focus on the existing canal when you look at the wording of 6B:

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

The attached plan shows the extent of the former canal basin on site, marked blue and green. The material within the canal basin was all removed as per the Portway Verification report (previously submitted to MCC).

The canal was then filled with new material i.e concrete, stone and soil as per my email below. On the plan the blue area is now the basement of the building, so no soil in that location. The green areas are external landscape areas some of which are soft landscaping with soils brought to site, which Renaker has provided the certs below.

The build-up in these areas is shown on the landscape drawings used to discharge the detailed landscaping condition. As the condition also requires photographic evidence to be submitted, I have also attached images of that imported topsoil.

That should be everything required to now allow you to discharge condition 6b in full. We can discuss tomorrow to see if there's anything further required.

Kind regards
Mikey

Michael Percival
Pronouns: he / him / his
Assistant Director | Deloitte LLP

D: 01614556672

From: Percival, Michael
Sent: 14 October 2025 12:16
To: 'Angela Leckie' <angela.leckie@manchester.gov.uk>; Dutta, Ragini <raginidutta@deloitte.co.uk>
Cc: Alcock, Niall <nalcock@deloitte.co.uk>
Subject: RE: App Ref no CDN/25/0785 - EHO comments

Hello Angela

Have managed to get to the bottom of this that should hopefully allow you to fully discharge the condition.

Attached is all of the validation for the top and subsoils imported to site. As part of the landscaping works there was no site won material utilised. All fill material (stone, concrete and topsoil) was imported to build up the levels.

On that basis, part B in terms of materials re-use is not required and all waste transfer consignment notices confirm their removal to offsite locations and all the validation criteria for imported soils confirms suitability for use.

I have come back to you separately on the signage that hopefully is satisfactory but will give you a call at 3pm to discuss this and other matters.

Kind regards
Mikey

Michael Percival
Pronouns: he / him / his
Assistant Director | Deloitte LLP
D: 01614556672

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 07 October 2025 08:45
To: Percival, Michael <mipercival@deloitte.co.uk>; Dutta, Ragini <raginidutta@deloitte.co.uk>
Cc: Alcock, Niall <nalcock@deloitte.co.uk>
Subject: [EXT] Re: App Ref no CDN/25/0785 - EHO comments

Hi Michael

It's not really practical to do a partial discharge on this condition. Is there a problem if we do this near completion when the import date/testing, photographic evidence of depth, waste transfer (if applicable) etc.)) are available?

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 30th Oct-11th Nov

From: Percival, Michael <mipercival@deloitte.co.uk>
Sent: 30 September 2025 12:27
To: Angela Leckie <angela.leckie@manchester.gov.uk>; Dutta, Ragini <raginidutta@deloitte.co.uk>
Cc: Alcock, Niall <nalcock@deloitte.co.uk>
Subject: RE:App Ref no CDN/25/0785 - EHO comments

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Hello Angela

Thank you for the response on this.

If they just need the infill material log material validation then that should be fine and we will discuss with Renaker.

However, I know that this is normally a request for the imported topsoils, so wanted to check that isn't the case before I ask the Q. As the landscaping delivery is some way off on the programme, we would need to partially discharge and submit the imported topsoil/materials information prior to the soft landscaping works being carried out.

Kind regards
Mikey

Michael Percival
Pronouns: he / him / his
Assistant Director | Deloitte LLP
D: 01614556672

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 30 September 2025 12:21
To: Dutta, Ragini <raginidutta@deloitte.co.uk>
Cc: Percival, Michael <mipercival@deloitte.co.uk>; Alcock, Niall <nalcock@deloitte.co.uk>
Subject: [EXT] App Ref no CDN/25/0785 - EHO comments

Hi Ragini

EHO's have reviewed the Verification report (as submitted under CDN/24/1122), waste transfer notes, calibration certificate, infill material log and site level plans, which are acceptable. However, they have noted that the only item missing is the site won material validation for the landscaped areas which is required before we can discharge the condition

Best Wishes

Angela.

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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