

23 July 2025

Planning Department
Manchester City Council
Town Hall
Manchester
PO Box 532
M602LA

Dear Jennifer

Waterhouse Gardens, Manchester – Application for Partial Discharge of Conditions 7c, 7d (Phase 2 – Blocks C and D Residential Element)

Please find enclosed an application for the partial discharge of conditions 7c, 7d, and in relation to Phase 2 (Blocks C and D residential element) attached to Planning Permission ref. 138031/JO/2023. This application is in relation to Waterhouse Gardens located within Manchester City Centre.

Background

Planning permission (ref. 118831/FO/2018) was granted on Site on 19 January 2018, for:

“Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works”

A non-material amendment (Ref. 132287/NMC/2021) was approved in relation to the scheme in November 2021 which allowed the trigger points of eight pre-commencement conditions to be amended.

Following this and the discharge of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022.

A further non-material amendment (Ref. 137321/NMC/2023) was approved in July 2023, to amend the condition wording for condition 6a to allow early enabling works to commence.

In addition, a Section 73 application (Ref. 138031/JO/2023) to amend the approved plans for the inclusion of a basement area in Block A, was submitted in September 2023 and approved in March 2024. This represents the operative consent.

A subsequent NMA (142629/NMC/2025) was submitted in April 2025 and approved in May 2025 to amend the phasing plan and relevant conditions to allow the phased discharge of pre-occupation conditions.

Condition Discharge

This section sets out the relevant conditions and documents that have been submitted in support of the application.

Condition 7 c, d – Remediation

Condition 7 is worded as follows:

c) Phases 2-6 (as shown on Drawing 0022-SP-ZZ-XX-DR-A-91000 C1) Ground Conditions shall be carried out in accordance with the Brownfield Solutions remediation strategy dated August 2023 reference JEM/C5313/12035 Rev C received by the City Council, as Local Planning Authority, on the 15 August 2023, Explosive Ordnance Desk Top Study prepared by EOD Contracted Limited (February 2023), Site Investigation proposal prepared by Brownfield Solutions Ltd (March 2023), Phase II Geo-Environmental Assessment Report prepared by Brownfield Solutions Ltd (April 2023), Addendum Ground Gas Risk Assessment prepared by Brownfield Solutions Ltd (June 2023) received by the City Council, as Local Planning Authority, on the 16 June 2023 and Risk pipe assessment received by the City Council, as Local Planning Authority, on the 28 July 2023 (as approved under CDN/23/0398).

(d) When phases 2-6 (as shown on Drawing 0022-SP-ZZ-XX-DR-A-91000 C1) of 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 residential element of each relevant phase of development.

In order to support the discharge of Condition 7c, d a Remediation Validation Report has been prepared by Brownfield Solutions and submitted in support of this application. The document provides evidence that the appropriate remediation measures have been implemented in line with the requirements of the condition wording. To note, this report has been prepared specifically to discharge Condition 7c and d in relation to the residential block C and D (Phase 2)

Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP-14195447.

A fee has been paid to Manchester City Council for £383 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Conditions 7c, 7d, as outlined above.

Kind regards

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

Deloitte LLP