

22 April 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Manchester Digital Campus – Application for Partial Discharge of Condition 10 of Planning Permission Ref: 141607/FO/2024

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 141607/FO/2024 for the Manchester Digital Campus, Manchester City Centre. The application is submitted by Government Property Agency ('the Applicant').

This application is submitted to partially discharge Condition 10 (RAMS – Rochdale Canal) attached to Planning Permission 141607/FO/2024 which approved the following description of development:

"Creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park)."

Conditions Discharge

This section sets out the relevant documents that are submitted in support of the application for the partial discharge of Condition 10 (RAMS – Rochdale Canal) attached to Planning Permission 141607/FO/2024. It relates only to the proposed removal of the existing boundary wall along the Rochdale Canal and the proposed replacement with hoarding. These works are within 20m of the Rochdale Canal.

This Application is submitted following direct engagement with the Canal and Rivers Trust on the proposed works, where it was confirmed via email correspondence dated 7th April 2025 that the supporting information, also submitted in support of this application, is acceptable.

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A summary of the condition wording and information submitted is set out in Table 1 below.

Table 1: Condition, Partial Discharge and Information Submitted

Condition Wording	Partial or Full Discharge	Documents Submitted
10 RAMS – Rochdale Canal <i>“Save for vegetation clearance, in the event any Enabling Works Phase or Construction Phase, takes place within 20m of the Rochdale canal, a Risk Assessment and Method Statement (RAMS) outlining the construction of foundations and construction works in proximity to the Rochdale Canal shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>The details shall:</i> <i>• Include the design, depth and means of construction of the foundations of the new office building (including cross sections in relation to the canal wash wall), together with any other proposed earth moving and excavation works required in connection with the development;</i> <i>• Detail measures that will be taken to protect the canal infrastructure and to limit any vibrations that could impact the canal structure during construction, this shall include details of the Canalside vibration monitoring and limits;</i> <i>• Detail the location of stockpiles and construction equipment on site;</i> <i>• Include details of any protective fencing to be erected to safeguard the waterway infrastructure during construction; and</i> <i>• Include details of the measures to be put in place to protect waterway users and the canal infrastructure during the construction of the lockside/canalside public realm works and landscaping.</i> <i>The development shall thereafter be carried out in strict accordance with the agreed Risk Assessment and Method Statement.”</i>	Partial Discharge	Drawing titled: Typical Section – For Canal Wall Removal (Ref: C640 Rev A). Document titled: Methodology of Hoarding Installation along Canal Boundary. Risk Assessment with ref: PPO RAMS-G.P.A-002-Rev00 (dated 1st May 2023) Hoarding System Calculations prepared by Hoard-It (dated 12th February 2025) Temporary Works Design Check Certificate prepared by Hoard-It (dated 6th February 2025) Method Statement prepared by Hoard-It (dated 13th March 2025) Site Risk Assessment prepared by Hoard-It (dated 13th March 2025) Email correspondence dated 7th April 2025, from the Canal and River Trust confirming acceptance to the supporting information listed above.

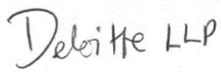
Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-13843016.

A fee has been paid to Manchester City Council for £298, 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 Condition 10 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk) or Matt Lam (0161 455 8448 / mlam@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. To the right of the signature is a vertical line.

For Deloitte LLP

Encl.