

12 November 2024

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
Po Box 532
M60 2LA

Dear Jack,

MMU All Saints Public Realm | Application to Discharge Condition 6 and 11 attached to Planning Permission Ref. 128485/FO/2020 in relation to Phase 1a.

On behalf of Manchester Metropolitan University (the 'Applicant'), please find enclosed an application to fully discharge Conditions 6 (Ground contamination) and 11 (Local Benefits Proposal) in relation to Phase 1a of Planning Permission Ref 128485/FO/2020.

Full Planning Permission was granted on 2 June 2021 for the refurbishment and expansion of All Saints Park public realm and surrounding streets.

The description of development as stated on the Decision Notice is as follows:

"Full Planning Permission for the refurbishment and expansion of All Saints Park public realm and surrounding streets including flexible use for temporary events, activities and pop-up retail (Use Classes E(a) and E(b)) facilities; works to include: the demolition of targeted areas of the existing stone wall and railings; removal of three existing trees and replacement tree planting and soft landscaping; installation of new drainage scheme; installation of lighting columns, wayfinding signage and other street furniture; provision of a redesigned memorial garden; provision of cycle parking and accessible car parking bays; highways and servicing access works, including the closure of parts of Higher Ormond Street, Lower Ormond Street and Cavendish Street to traffic through a stopping-up order; and, associated works."

Planning Permission was granted on a phased basis, with Phase 1a comprising the initial phase of development comprising All Saints Park, part of Lower Ormond Street and Cavendish Street, as defined in the approved Site Phasing Plan Ref. 1958-PLA-01-XX-DR-L-0002. Phase 1a has now completed construction, however, there remain conditions to be addressed in relation to that phase.

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Condition 6- Ground Contamination

Condition 6 (Ground contamination) states:

- a) Before the works hereby approved commence for each Phase of the development (as specified in Condition 2b), details of a watching brief designed to detect and identify ground contamination and groundwater contamination for that phase must 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 are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.*
- b) Imported Soils Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. A post completion report shall be submitted to the LPA for approval for each Phase (as specified in Condition 2b), to evidence this.”*

An application to discharge Condition 6a (Ref. CDN/23/0099) was refused on 11 April 2024 as a Watching Brief was not provided as part of this application.

This application is now submitted to discharge Condition 6 (a) for Phase 1a only and comprises the following documents:

- Watching Brief Letter Report (C3757 - Manchester Metropolitan University - Letter Report); and
- Remediation Strategy (C3757_24_E_6619 Manchester Metropolitan Remediation Statement).

To discharge part b of Condition 6, the following document is included in the application:

- Phase 4 Validation Report (C3757_24_E_7070 Manchester Metropolitan University Validation).

The information submitted in support of this application is therefore considered acceptable to discharge Condition 6 in full in relation to Phase 1a.

Condition 11- Local Labour Agreement

Condition 11 (Local Labour Agreement) states the following:

- a) Prior to the commencement of each Phase of the development (as specified in Condition 2b) details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority for that Phase. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:*
- i) the measures proposed to recruit local people including apprenticeships*
 - ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
 - iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.*
- b) Within one month prior to construction work being completed for each Phase (as specified in Condition 2b), a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.*

Part (a) of Condition 11 was discharged on 11 April 2024. In order to discharge Condition 11 in full in relation to Phase 1a, the following document is submitted in support of the application: *Labour Agreement Planning Discharge Document*.

The information submitted in support of this application is therefore considered acceptable to discharge Condition 11 in full in relation to Phase 1a.

Application Submission

The application comprises this covering letter, and the following documents:

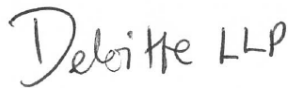
- Application Form;
- Watching Brief Letter Report (Document ref: C3757 - *Manchester Metropolitan University - Letter Report*);
- Remediation Strategy (Document ref: C3757_24_E_6619 *Manchester Metropolitan Remediation Statement*);
- Phase 4 Validation Report (Document ref: C3757_24_E_7070 *Manchester Metropolitan University Validation*); and
- Labour Agreement Planning Discharge Document.

The application has been submitted through the Planning Portal (Ref. PP-13515267). The requisite fee of £215 (including £70 service fee) has been paid to Manchester City Council.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Conditions 6 and 11 in relation to Phase 1a, as outlined above.

If you require any further details, please do not hesitate to contact Jennifer Chatfield (jchatfield@deloitte.co.uk/ +44 161 455 8084).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

For Deloitte LLP

Encl.