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16 May 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

2 and 3 Angel Square Application for Discharge of Condition 9a of Planning Permission Ref. 134307/FO/2022

Please find enclosed an application for the discharge of Condition 9a (Ground Conditions) attached to Planning Permission Reference: 134307/FO/2022. This Planning Permission relates to the development of high-quality Grade A office accommodation (Use Class Egi) comprising two buildings of lower and upper ground plus 11 and 12 storeys respectively at NOMA, Manchester. The Applicant is NOMA (GP) Ltd.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 9a (Ground Conditions)

The wording of Condition 9 as set out in Planning Permission Reference. 134307/FO/2022 is as follows:

> *"9a) Notwithstanding the Desk Study, BuroHappold, 050930-BHE-GE-RP-XX-X-0001, 29 June 2022 and report on Ground Investigation, Structural Soils Limited, 765325, October 2021 stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022.*
>
> *before a phase of development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:*
>
> - *Site Investigation,*
> - *Final Risk Assessment; and*
> - *Remediation Strategy (if required).*

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Once approved, the development shall then be carried out in accordance with the approved details.

b) When a phase 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 for approval in writing by the City Council as local planning authority prior to the first occupation of a phase of the development. 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."

A condition discharge application (Ref: CDN/23/0654) was submitted to discharge Condition 9a and was not formally discharged owing to unresolved issues. The Applicant has engaged with the Manchester City Council Environmental Health following the refusal and outlined additional information required in order to formally discharge this Condition.

To support the full discharge of Condition 9a, please find enclosed a Specification for Earthworks (Ref: 2AS-BHE-XX-XX-SP-GE-0003), prepared by BuroHappold. It is concluded from the engagement practice with Manchester City Council Environmental Health that the Specification for Earthworks (Ref: 2AS-BHE-XX-XX-SP-GE-0003) is satisfactory for the discharge of Condition 9a.

The Submission

The documents set out in Table 1 are submitted through the Planning Portal (ref: PP-12952562) in support of application.

Table 1 – Summary of Application and Supporting Documents

Condition Number	Information submitted
Covering Letter	Prepared by Deloitte LLP
Application Form	Prepared by Deloitte LLP
Condition 9a (Ground Conditions)	2AS-BHE-XX-XX-SP-GE-0003 Specification for Earthworks

The application fee of £145 has been paid to Manchester City Council via the Planning Portal, in addition to the requisite administrative fee from the Planning Portal. The Planning Portal reference for this Application is PP-12952562.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084) or Matthew Lam (mlam@deloitte.co.uk / 0161 455 8448).

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Yours sincerely



For Deloitte LLP

Encl.