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14 December 2023

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

FAO Sue Wills

Dear Sue

Jackson's Brickworks (Remediation), Manchester – Application for Discharge of Conditions 7, 10, and 18 attached to Planning Permission Ref: 129197/FO/2021

Please find enclosed a condition discharge application (the "Application"), in relation to Jackson's Brickworks remediation work, Planning Permission Reference: 129197/FO/2021. The applicant is Nuvu Development Ltd (the "Applicant").

This Application is submitted to fully discharge Conditions 7 (Remediation Strategy and Options Appraisal), 10 (Site Levels), and 18 (Canal Corridor Protection) attached to Planning Permission 129197/FO/2021.

Background

On 29 October 2021, Manchester City Council granted Full Planning Permission (Ref: 129197/FO/2021) for remediation works on the site (the "Planning Permission"). The approved description of development by the Planning Permission (Ref: 129197/FO/2021) is as follows:

"Site remediation works including removal of existing vegetation, ground works and other associated works."

For context, the remediation works will unlock the Site's potential to be re-developed. Planning Consent was obtained on 5th May 2023 for a residential-led scheme via a hybrid Planning Permission (ref: 133700/FO/2022).

Condition Discharge

The table 1 below sets out the relevant conditions and the documents that are submitted in support of the Application for discharge.

Table 1. Conditions and Information Submitted

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

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Condition #	Condition Wording	Full or Partial Discharge	Information Submitted
7	*"Prior to the comment of on-site works, the applicant shall submit, for written approval, to the Local Planning Authority a detailed options appraisal and remediation strategy giving full details of any measures required. The strategy submitted should also:* • *Detail the timeframe in which remedial works are anticipated to be undertaken completed* • *Detail with associated mapping, the phasing of remedial works that will be undertaken* • *Detail in accordance with (i) and (ii) any anticipated environmental permit(s) or other permission(s) required for the purpose of undertaking the site remediation works proposed* • *Detail a verification plan for validating the success of remedial works to be undertaken.* *The strategy shall be implemented as approved."*	Full Discharge	Remediation Options Appraisal and Remediation Strategy (Rev A) prepared by Vertase FLI
10	*"Prior to the commencement of development, plans of the existing and proposed site levels in the form of cross sections, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details."*	Full Discharge	Remediation Options Appraisal and Remediation Strategy (Rev A) prepared by Vertase FLI Pre-Remediation Ground Model document (Rev A) prepared by Vertase FLI
18	*"Prior to the commencement of on-site remediation works, finalised details of measures intended to protect the canal corridor form pollution and contamination including:* • *How surface water is to be captured , treated and disposed of and measures to deal with any contaminated water to avoid any adverse impact on the canal* • *Management of water levels on the site to prevent water discharge into the canal during the works*	Full Discharge	Remediation Options Appraisal and Remediation Strategy (Rev A) prepared by Vertase FLI

Condition #	Condition Wording	Full or Partial Discharge	Information Submitted
	• *any existing drains identified on the site should be blocked off prior to the remediation of the site* • *Any measures including a buffer zone or physical boundary such as sandbags, silt fence , silt trench, earth bund along the sites frontage with the canal, and minimising stockpiles of materials within the site, and covering any stockpiles to avoid mobilisation due to rainfall* • *Measures are also necessary to reduce dust and windblown debris from the site with suitable dust suppression techniques* • *Full details of the proposed mitigation works intended to safeguard land stability and structural integrity of the canal should therefore be provided.* *Shall be submitted to and approved in writing by the Local Planning Authority.* *The development shall be implemented in accordance with the approved canal protection measures."*		

In addition to the documents listed in Table 1 and this covering letter, the Application also comprises an application form.

The Application has been submitted through the Planning Portal and the reference number for this application is PP-12583457.

A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal. We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the full discharge of Conditions 7 (Remediation Strategy and Options Appraisal), 10 (Site Levels), and 18 (Canal Corridor Protection), as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Rachel Brown (rachebrown@deloitte.co.uk / 0161 455 6306) or Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903).

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Yours sincerely

For Deloitte LLP

Encl.