

15 January 2024

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 Condition 15 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 partially discharge Condition 15 (Archaeology) 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 description of development approved 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. A further Planning Permission (ref: 133700/FO/2022), pursuant to the remediation works permission, was obtained on 5th May 2023 for a residential-led scheme.

Condition Discharge

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

Table 1. Condition and Information Submitted

Condition #	Condition Wording	Full or Partial Discharge	Information Submitted
15	<i>"No remediation ground works (excluding the treatment of Japanese Knotweed on the site), shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:</i> <i>1. A phased programme and methodology of investigation and recording to include:</i> <i>• an archaeological evaluation through trial trenching after removal of vegetation</i> <i>• dependent on the above, furthermore detailed archaeological excavation (subject to a separate WSI).</i> <i>• a survey of the flag stone wall</i> <i>2. A programme for post investigation assessment to include:</i> <i>• production of a final report on the investigation results.</i> <i>3. Deposition of the final report with the Greater Manchester Historic Environment Record</i> <i>4. A scheme to disseminate the results of the investigations commensurate with their significance</i> <i>5. Provision for archive deposition of the report and records of the site investigation</i> <i>6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI."</i>	Partial Discharge	Written Scheme of Investigation prepared by The Environmental Partnership Email Correspondence with Ian Miller (GMAAS) dated 25th November 2023 confirming that: Remains appropriate to maintain a targeted watching brief during the remediation groundworks, to be undertaken in accordance with an agreed WSI (rather than through trial trenching and the survey of the flagstone wall). Therefore, submitting a WSI will satisfy the pre-commencement element of the condition. Based on the above, evaluation trenching and a survey of the flag stone wall have not undertaken as per agreement with GMAAS.

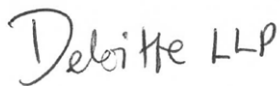
In addition to the documents listed in Table 1 and this covering letter, the Application also comprises an application form.

The Application has been submitted through the Planning Portal and the reference number for this application is PP-12652811.

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 partial discharge of Condition 15 (Archaeology), 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).

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.