Deloitte.

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: 0161 455 6512
johcooper@deloitte.co.uk

28 September 2023

Manchester City Council
PO Box 532 – Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

**Greenheys, Manchester Science Park**
**Application for Discharge of Conditions 4 and 14a of Planning Permission Ref: 136934/FO/2023**

Please find enclosed a Condition Discharge application submitted by Bruntwood Scitech Limited ("The Applicant") for the discharge of Planning Conditions 4 and 14a relating to the Greenheys development in Manchester Science Park.

For clarity, the original Planning Permission Ref: 136934/FO/2023 was approved on 28 July 2023, and the description of development is as follows:

*"Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E); associated cycle parking, hard and soft landscaping, access and servicing and other associated works."*

The Planning Permission relates to a site bound by Greenheys Lane to the west, the McDougall Centre Site and Burlington Street to the north, Pencroft Way to the east and the Base building to the south ('the Site').

This Application is submitted to discharge Conditions 4 (Ground Condition) and 14a (Local Benefits Proposals). The table below sets out the relevant conditions and the documents that are submitted in support of the application for discharge.

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.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2023 Deloitte LLP. All rights reserved.

Deloitte.

*Table 1: Condition Wording and Submission Documents*

| Condition Number | Partial or Full Discharge | Condition Wording | Submission Document(s) |
|---|---|---|---|
| ***4*** | *Full Discharge* | a) Notwithstanding the ) Phase 1 Geo-environmental Desk Study & Ground Stability Risk, Assessment for Greenheys Business Centre, Pencroft Way, Manchester Science Park, M 6 Project No: NX534/Rev 2 by NX Consulting 28-04-23 stamped as received on 10-05-23; prior to the commencement of the development other than demolition the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:<br><br>i. Submission of Site Investigation Proposals<br>ii. Submission of a Site Investigation and Risk Assessment Report<br>iii. Submission of a Remediation Strategy<br><br>In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development other than demolition shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.<br><br>The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before below ground works commence and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority | Phase 1 & Phase 2 Geo-environmental Assessment prepared by NX Consulting<br><br>Detailed Quantitative Risk Assessment prepared by NX Consulting<br><br>Remediation Strategy Report prepared by NX Consulting |

| Condition Number | Partial or Full Discharge | Condition Wording | Submission Document(s) |
|---|---|---|---|
| | | b) When the development other than demolition commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the scheme. | |
| ***14*** | *Partial Discharge in relation to part (a) only* | a) Prior to the commencement of the development (excluding demolition), 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. The approved document shall be implemented as part of the construction of the development.<br><br>In this condition a Local Benefit Proposal means a document which includes:<br><br>i. the measures proposed to recruit local people including apprenticeships.<br><br>ii. mechanisms for the implementation and delivery of the Local Benefit Proposal.<br><br>iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objective.<br><br>b) Within one month prior to construction work being completed, 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. | Greenheys – Construction Local Labour KPI Proposal and Reporting Template |

Deloitte.

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Phase 1 & Phase 2 Geo-environmental Assessment prepared by NX Consulting;
- Detailed Quantitative Risk Assessment prepared by NX Consulting;
- Remediation Strategy Report prepared by NX Consulting; and,
- Greenheys – Construction Local Labour KPI Proposal and Reporting Template.

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal.

The fee of £116.00 + £64.00 Planning Portal administrative fee has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP-12472001.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above. If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk/ 0161 455 6963).

Yours sincerely




For Deloitte LLP
Encl.