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19 December 2023

F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Bendix Street, New Cross

Application for Discharge of Condition

Planning Permission Reference: 125681/FO/2019 as amended by 132527/NMC/2021

Please find enclosed an application for the full discharge of Condition 3, 5 and 34 attached to Planning Permission ref: 125681/FO/2019 granted 23 Apr 2021, as amended by Non-Material Amendment (NMA) ref. 132527/NMC/2021 approved 10 January 2022.

The Planning Permission relates to the erection of a 12 storey residential building on the Site bound by Thompson Street to the north east, Oldham Road to the south, Bendix Street to the south west and a building occupied by Turning Point to the north west ('the Site').

The Applicant is Mulbury Homes (Central) Ltd .

For clarity, the description of development for proposals are as follows:

"Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings."

Table 1 below confirms the documents submitted in support of this application for the discharge of Condition 3, 5 and 34.

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Table 1: Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 3</u> a) *Prior to the commencement, other than demolition and enabling works, of the development, 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.* *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, 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.*	A Local Benefit Proposal, which details overall employment targets set, was submitted to discharge part a) of this condition, under application Ref. CDN/21/0825. Condition 3 was partially discharged on 12 May 2022in relation to the requirements of part a) only. A report on outcomes of Local Labour recruitment has now been prepared, and is submitted to discharge part b) of the condition. This information is submitted to discharge Condition 3 in full.
<u>Condition 5 b)</u> a) *Notwithstanding the Phase 1 Geo-Environmental site assessment prepared by E3p stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) before the*	A Remediation and Enabling Works Strategy document has been prepared by e3p was submitted to discharge part a) of this condition, under application Ref. CDN/22/0529. Condition 5 was partially discharged on 09 december 2022 in relation to part a).

development hereby approved commences, other than demolition and enabling works, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority: - *Submission of site investigation proposals;* - *Submission of an updated final risk assessment;* - *Submission of a remediation strategy (if required).* b) *Once approved, the development shall then be carried out in accordance with the approved details.* *When the development 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 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 Ground Remediation Completion/ Verification report has been prepared by e3p and is submitted to discharge part b) of the condition. This information is submitted to discharge Condition 5 in full.
Condition 34 *Prior to the first occupation of the development a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage*	A Signage Strategy for the building has been prepared by GMI. This information is submitted to discharge Condition 34 in full.

strategy will include timescales for implementation. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.	

Application Documentation

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

- Application Form;
- Report on Local Recruitment prepared by GMI;
- Signage Strategy prepared by GMI; and
- A Ground Remediation Completion/ Verification report prepared by e3p.

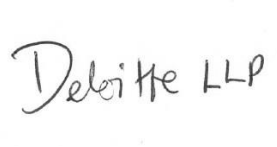
The fee of £145.00 + £64.00 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-12685125.

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



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