

27 October 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 5 and 6 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 5 (Site Investigation) and 6 (Risk Assessment) 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

Condition #	Condition Wording	Full or Partial Discharge	Information Submitted
5	<i>"Prior to the commencement of on-site remediation works, the applicant shall submit, for written approval to the Local Planning Authority an additional site investigation, where necessary, based on and further to current submitted reporting, providing detailed investigation of the risk to all potential on-site and off-site receptors that maybe be affected by contamination derived from the site. The development shall be implemented in full accordance with the details so approved."</i>	Full Discharge	Covering Letter dated 24 October 2023 prepared by Vertase FLI, accompanied by: • Pre-Application Correspondence dated 26 May 2023 • Combined Phase 1 Phase 2 Ground Investigation Report dated May 2021 prepared by Wardell Armstrong • Technical Note dated April 2023 prepared by Wardell Armstrong • Technical Note dated March 2023 prepared by Wardell Armstrong • Updated Combined Phase 1 Phase 2 Ground Investigation Report dated October 2022 prepared by Wardell Armstrong
6	<i>Prior to the commencement of on-site remediation works, the applicant shall submit, for written approval, to the Local Planning Authority a detailed assessment of risks to human and environmental receptors (including those off-site). The development shall be implemented in full accordance with the details so approved.</i>	Full Discharge	Detailed Quantitative Assessment of Risk (Rev A) prepared by Vertase FLI

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

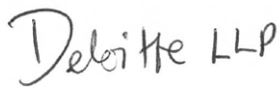
The Application has been submitted through the Planning Portal and the reference number for this application is PP-12452939.

A fee has been paid to Manchester City Council for £116, 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 5 (Site Investigation) and 6 (Risk Assessment), 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.