

25 July 2023

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

FAO Angela Leckie

Dear Angela

Factory, Manchester – Application for Discharge of Condition 22 of Planning Permission Ref: 130034/JO/2021 (as amended)

Please find enclosed a condition discharge application in relation to Factory, Manchester, approved under Planning Permission Ref: 130034/JO/2021 (as amended). The application is submitted by Manchester City Council ('the Applicant').

This application is submitted to discharge condition 22 – Remediation Verification, attached to Planning Permission 130034/JO/2021 (as amended).

Planning Permission Reference 130034/JO/2021 (as amended) approved the following description of development:

"Variation of planning condition 2 (approved dwgs) (Changes to comprise: change to the material and appearance of the theatre cladding system; expansion of the picture window, changes to the back-of-house towers (substitution from channel glass to translucent film and use of curtain wall to part elevation), omission of the cladding to the external truck lift and alternative corner protection and amendments to align with submission of information in respect of the detailed design of the public realm ((including changes to facilitate alignment with a prohibition of driving order to part of of Water Street) (application ref no CDN/20/0187)) attached to application ref no 119890/VO/2018 as amended by 121792."

Conditions Discharge

This section sets out the relevant condition and document that is submitted in support of the application for discharge of condition 22 – Remediation Verification attached to planning permission 130034/JO/2021(as amended).

A summary of the condition wording and information submitted is set out under each respective heading below.

Table 1 below confirms the document submitted in support of this application.

Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
22	Remediation Verification <i>“The site remediation shall be carried out in accordance with the following: Factory, Water Street, Manchester, Land Contamination Summary and Outline Remediation Strategy 1st October 2018 MF-BHE-XX-XX-RP-CG-0002 and Factory Theatre, Foundation Works Risk Assessment, 034933, 2 October 2018 Revision 00.</i> <i>When the development commences, the development shall be carried out in accordance with the above Remediation Strategy and for final sign off a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.</i> <i>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.”</i>	Full Discharge	o Completion/Verification Report prepared by Expanded

Summary

In addition to the document listed in Table 1 and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-12305721.

A fee of £116 has been paid to Manchester City Council in the form of internal payment via existing charge code – WBS C/2403/0004 GL 621010. We request the Local Planning Authority’s written consent that the enclosed information is sufficient to allow the discharge of condition 22 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style. It is positioned to the left of a vertical line that extends downwards.

For Deloitte LLP

Encl.