

16 June 2023

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

Dear Jennifer,

**Oldham Road, New Cross**  
**Application for Discharge of Condition - Planning Permission Reference: 125686/FO/2019**

Please find enclosed an application for the full discharge of Conditions 4b), 6 b) and 13 attached to Planning Permission ref: 125686/FO/2019 granted 18 December 2020.

The Planning Permission relates to the erection of a 12-storey residential building on the Site bound by Oldham Road, Marshall Street, Chadderton Street and Addington Street.

The Applicant is Mulbury Homes (Oldham Road) Ltd.

For clarity, the description of development for the Planning Permission is as follows:

*“Erection of a 12-storey residential building (Use Class C3) comprising 144 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and /or D1 (excluding Places of Worship)) (144 sqm) 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 conditions.

*Table 1: Condition 4b), 6 b) and 13 Submission Documents*

| Condition Wording                                                                                                                                                                   | Submission Document(s)                                                                                                                                                      |
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| <u>Condition 4b)</u><br><br>a) Prior to the commencement of the development, other than demolition and enabling works, details of a Local Benefit Proposal, in order to demonstrate | An Employment and Skills Plan, which details overall employment targets set, has been prepared by GMI Construction, and submitted to Manchester City Council (MCC) prior to |

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| <p>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.</p> <p>In this condition a Local Benefit Proposal means a document which includes:</p> <ul style="list-style-type: none"> <li>i) the measures proposed to recruit local people including apprenticeships</li> <li>ii) mechanisms for the implementation and delivery of the Local Benefit Proposal</li> <li>iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives</li> </ul> <p>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.</p> | <p>commencement of works, to address the requirements of part a) of the condition.</p> <p>Condition 4 was partially discharged in relation to the requirements of part a) on 01 June 2021 (Ref. CDN/21/0181).</p> <p>GMI has now prepared an outcomes report about Local Labour recruitment on the Oldham Road Site, in line with the agreed Local Benefit proposal.</p> <p>This report is submitted to discharge Condition 4 in full.</p>                                                                                                                                                      |
| <p><b><u>Condition 6b</u></b></p> <p>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 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:</p> <ul style="list-style-type: none"> <li>– Submission of site investigation proposals;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>A Phase 2 Site Investigation and Remediation Strategy, and a Remediation and Enabling Works Strategy was been prepared by E3P, and submitted to MCC prior to commencement of works, to address the requirements of part a) of the condition.</p> <p>Condition 6 was partially discharged in relation to the requirements of part a) on 01 June 2021 (Ref. CDN/21/0181).</p> <p>E3p has now prepared an remediation and enabling works validation report, which addresses the requirements of part b) of the condition.</p> <p>This report is submitted to discharge Condition 6 in full.</p> |

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| <ul style="list-style-type: none"> <li>– Submission of an updated final risk assessment;</li> <li>– Submission of a remediation strategy (if required).</li> </ul> <p>Once approved, the development shall then be carried out in accordance with the approved details.</p> <p>b) When the development commences, other than demolition and enabling works, 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.</p> <p>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</p> |                                                                                                                                                                                                                                                     |
| <p><b><u>Condition 13</u></b></p> <p>The development hereby approved shall be carried out in accordance with the Energy statement prepared by Future Serv stamped as received by the City Council, as Local Planning Authority, on the 22 September 2020. A post construction review certificate/statement shall be</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Future Serv have prepared an updated Energy Statement, and the updated Energy Performance Calculations within Section 5.5 of this report confirms the development as built provides a 23% improvement over Building Regulations Part L 2010.</p> |

submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

This report is submitted to discharge Condition 13 in full.

## Application Documentation

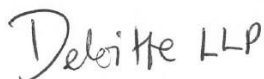
The application has been submitted through the Planning Portal, and comprises the following documents:

- Application Form; and,
- Documents listed in Table 1.

The fee of £116.00 + £64 service charge has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP-12241695.

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](mailto:eithnefitzgerald@deloitte.co.uk) / 0161 455 6963).

Yours sincerely



Deloitte LLP