



Deloitte LLP
66 Shoe Lane, London, EC4A 3BQ

Phone: +44 (0)20 7936 3000
Fax: +44 (0)20 7583 1198
www.deloitte.co.uk

27 February 2026

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

FAO Sue Wills

Dear Sue,

Former Jackson's Brickworks Site, Ten Acres Lane, Manchester – Application for Non-Material Amendments to Planning Permission ref. 133700/FO/2022

Please find enclosed an application under Section 96a of the Town and Country Planning Act 1990 (as amended) ('TCPA 1990') to make a Non-Material Amendment ('NMA') to Planning Permission ref. 133700/FO/2022 ('the Planning Permission'). This application is submitted on behalf of Nuvu Development Ltd, a subsidiary of Your Housing Group ('the Applicant').

1 The Site

The Planning Permission relates to the former Jackson's Brickworks Site, Ten Acres Lane, Manchester ('the Site'). The Site measures 19.1 hectares and is bound by the Rochdale Canal to the north, Newton Heath Resource Centre to the east, residential areas to the south and derelict industrial sites to the west.

2 Planning History

On 05 May 2023, Planning Permission ref. 133700/FO/2022 was granted for the redevelopment of the Site in alignment with the following description of development:

"Application for development comprising 378 dwellings (134 apartments and 244 houses) (Use Class C3) and a new community building with ground floor commercial floorspace (up to 671 sq.m) (Use Classes E, F1 and F2), all with associated car parking, highways,

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.

© 2026 Deloitte LLP. All rights reserved.

landscaping, community park and pocket park, and other associated works, with all matters to be considered; together with an outline application with all matters reserved except for means of access, for a new secondary school (Use Class F1), with associated car parking, highways arrangements, landscaping and other associated works, and the erection of up to 338 dwellings (Use Class C3), with associated car parking, highways, landscaping and new public realm creation, and other associated works.”

This was a hybrid planning application, comprising of Phase 1 (P1) having ‘full’ planning permission and Phase 2 (P2) having ‘outline’ planning permission (see Appendix A – Approved Phasing Plan (ref. 2490-PLA-00-00-DR-U-0064, rev. P4).

The Applicant is now seeking to amend Planning Permission Ref. 134287/FO/2022 to enable the development to be brought forward. To maximise the prospect of delivering the scheme, the Applicant is committed to any early package of enabling works for operations in the course of laying out / constructing part of the approved road off Ten Acres Lane.

3 Proposed Amendments

The Applicant has reviewed all pre-commencement conditions attached to the Planning Permission and identified those which relate in full or in part to the ‘Early Works’. This application for non-material amendments seeks approval for changes to wording of these conditions, with the intention of seeking to facilitate the proposed Early Works package. This would help to safeguard the opportunity to deliver this strategically important development.

Full details of the proposed amendments are discussed in the following sub-sections.

3.1 Early Works Package

The proposed scope of this Early Works package entails the following works to a portion of the access road from Ten Acres Lane:

- Extension to primary road (site entrance) up to first junction, with road box cut to circa minimum 600mm below EGL (existing ground level), subject to depth of natural bearing strata, with engineered stone backfill;
- Made ground within the road box to be removed in its entirety and stored on-site until a remediation strategy is agreed in future with the Environment Agency (‘EA’); and,
- Be within the extent as defined by the following marked up plans (within the red line boundary only), submitted with this application and consistent with the approved plans under the extant Permission:

- 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 (dated 20 January 2026), prepared by AJP Consulting Engineers
- 'Haul Road Longsections & Cross Sections', ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 (dated 20 January 2026), prepared by AJP Consulting Engineers

It should be noted that the scope of the Early Works includes temporary surface water drainage only. This includes managing rainwater during the initial construction phase using permeable materials and engineered slopes to prevent water pooling and control runoff. This will act as an interim solution before permanent drainage is installed.

3.1.1 Supporting Information

The materials submitted with this application confirm that the Early Works will not impact remediation requirements for which details must be submitted under conditions attached to the planning permission ref. 133700/FO/2022. For further details please refer to the submitted Remediation Technical Note prepared by VertaseFLI Ltd, dated 09 February 2026.

Condition 41 of planning permission ref. 133700/FO/2022 requires details to be submitted in relation to archaeological works prior to Phase 1 remediation ground works. A separate application (ref. CDN/24/0022) was submitted and approved on 07 February 2024 to discharge Condition 15 of the planning permission for remediation of the Site (ref. 129197/FO/2021). As this submission provided the same details required in relation to Condition 41, the approved WSI is now being submitted concurrently with a separate application to discharge Condition 41 in relation to the permission ref. 133700/FO/2022 (Planning Portal ref. PP-14644174). The WSI is submitted with this current application for completeness and demonstrates that the Early Works will not impact archaeological requirements for which details must be submitted under conditions attached to the planning permission ref. 133700/FO/2022.

Condition 44 of the planning permission ref. 133700/FO/2022 relates to the protection of retained trees on the Site. In relation to the requirements of this condition, the Applicant can confirm that no new trees are present on the Site from the time when planning permission was granted, which would impact its obligations under this condition. For completeness, please refer to Ten Acres Arboricultural Statement prepared by Amenity Tree.

3.2 Planning Condition Wording Amendments

3.2.1 Pre-Commencement of Development (existing time trigger)

As referenced above, to commence any physical works, there is a requirement to discharge relevant suspensive conditions, being those conditions which require a formal submission to the local planning authority (“LPA”) for approval before certain works or activities take place.

Following a review of the conditions attached to planning permission ref. 133700/FO/2022, we propose through this NMA to amend the wording (including time triggers) to several conditions which are required to be discharged prior to commencement of development (in relation to P1), to allow Early Works to proceed in advance of P1. A full schedule of proposed wording for these conditions attached to Planning Permission ref. 133700/FO/2022, and justification for the proposed changes, is set out in Appendix B.

The following conditions are proposed to be amended to an alternative time trigger:

- Condition 4 – Construction Management Plan (Phase 1 (a, b and c))
- Condition 6 – Construction and Environmental Management Plan (Phase 1 (a, b and c))
- Condition 9 – Ground Stabilisation Works Plan (Phase 1 (a, b and c))
- Condition 10 – Remediation Strategy (Phase 1 (a, b and c))
- Condition 11 – Remediation Verification Phasing Plan (Phase 1 (a, b and c))
- Condition 16 - Temporary Surface Water Drainage Strategy (Phase 1 (a, b and c))
- Condition 18 – Canal Risk Assessment and Method Statement (Phase 1 (a, b and c))
- Condition 19 – Surface Water Drainage Works Implementation (Phase 1 (a, b and c))
- Condition 30(a) – Acoustic Insulation (Phase 1 (a, b and c))
- Condition 32(a) – Waste Strategy (Phase 1 (a, b and c))
- Condition 33(a) – Air Quality Assessment and Mitigation Measures (Phase 1 (a, b and c))
- Condition 48(a) - Towpath Condition Survey (Phase 1 (a, b and c))
- Condition 59(a) – Local Benefits Proposal (Phase 1 (a, b and c))

- Condition 61 – Detailed Drawings (Hallam Road)

- Condition 63- Access Details Reserved Matters

It is proposed that the wording of the above conditions be updated to amend the time trigger to be prior to the commencement of development excluding Early Works, with the exception of Condition 4 (CMP), Condition 6 (CEMP) and Condition 16 (Temporary Surface Water Drainage Strategy).

It is proposed that the wording of Conditions 4, 6 and 16 be updated so that the requirement is that they be discharged as relevant to each phase of works, with the addition of two parts to both conditions, as follows:

- Part a) seeks that an Early Works [CMP / CEMP / temporary drainage strategy] is submitted and approved by the LPA prior to the commencement of Early Works; and
- Part b) states no other works other than Early Works can commence until a [CMP / CEMP / temporary drainage strategy], as relevant to that phase of works, has been submitted and approved in writing by the Local Planning Authority.

3.2.2 Pre-Commencement of Above Ground Work (existing time trigger)

Under the extant Planning Permission, the following conditions need to be discharged prior to the commencement of above ground works:

- Condition 5 – Highways Works Detailed Design (Phase 1 (a, b and c))
- Condition 21 – Material Samples and Specifications (Phase 1 (a, b and c))
- Condition 24 – Cycle Storage (Phase 1 (a, b and c))
- Condition 43 – Biodiversity Enhancement Scheme ((Phase 1 (a, b and c))
- Condition 46 – Boundary Treatment (Phase 1 (a, b and c))
- Condition 56 – Stage 2 Road Safety Audit and Serving Plan (Phase 1 (a, b and c))
- Condition 60 – Management and Maintenance Strategy for Community Centre (Phase 1(c))

Other than in the case of Condition 5, it is proposed that the wording of the above conditions be updated to amend the time trigger to be prior to the commencement of above ground works except Early Works. It is proposed that the wording of Conditions 5 is

updated so that this condition can be discharged as relevant to each phase of works, with the addition of two parts to the condition, as follows:

- Part a) seeks that an Early Works highways detailed design is submitted and approved by the LPA prior to the commencement of Early Works; and
- Part b) states no other phase of above ground works other than Early Works can commence until a highways detailed design, as relevant to that phase of works, has been submitted and approved in writing by the Local Planning Authority.

The proposed amended wording for these conditions and supporting rationale is enclosed at Appendix B.

4 Pre-Application Consultation

The proposed amendments have been discussed with MCC previously and set out in a detailed note issued by Deloitte on 16 December 2025. Following a meeting held on 04 February 2026, MCC confirmed the principle of the proposal to formalise these non-material amendments via an NMA was appropriate, provided that certain information is provided with this submission, including in relation to remediation, archaeology and tree protection. The Applicant has ensured that the requested detail has been provided.

The proposed scope of this application has also been agreed in principle with the Environment Agency, at a meeting in October 2025.

5 Planning Policy and Guidance

The approved scheme under the Planning Permission (ref. 133700/FO/2022) is supported by the original Planning Statement prepared by Deloitte, including a full policy assessment on the basis of the prevailing Local Development Plan and relevant material considerations at that time. . The proposed amendments under this application do not affect this previous assessment of the proposals approved under the Planning Permission 133700/FO/2022. The approved land uses, building footprints and parameters remain unchanged.

At the date of submission of this NMA, the Local Development Plan comprises:

- Places for Everyone Plan (2024)
- Manchester Core Strategy (2012) and Addendum to Manchester Core Strategy (2024)
- Saved Policies of the Manchester Unitary Development Plan (2006)

The relevant Local Development Plan has changed in part since the granting of the Planning Permission with the addition of the Places for Everyone Plan (March 2024) and the Addendum to the Manchester Core Strategy (2024).

The National Planning Policy Framework ('NPPF') forms a material consideration in the determination of this application and was updated in December 2024 (with minor updates introduced February 2025).

In September 2025, MCC published their Regulation 18 Draft Local Plan for consultation which ended in November 2025. This follows on from the Local Plan Issues Consultation stage in 2020. Given the early stage of the preparation of the new Local Plan, this carries limited weight in the determination of the application, however, it does provide an indication of the potential direction of travel of Manchester's planning policy

For completeness, an assessment of the relevant additional requirements set by the Places for Everyone Plan (2024) has been outlined below:

Strategy: Policy JP-Strat5 outlines that new development in the Inner Areas will be predominantly residential, integrating with existing communities, enhancing the quality of places and their local character. As such, the consented scheme is compliant with the policy requirement as it is bringing forward much needed, high quality residential accommodation in the Inner Areas.

Housing: Policy JP-J1 emphasises that in order to achieve a thriving, inclusive, and productive economy, high quality and sustainable living environments should be provided to attract and retain skilled workers. Policy JP-H4 notes that new housing developments must be delivered at a density appropriate to the location and reflect relative accessibility by sustainable mode of transportation. The consented Jacksons Brickworks scheme comprises high quality residential accommodation in 'Inner Areas'. The density of the consented scheme has been established as part of Permission (Ref: 133700/FO/2022) and deemed appropriate.

When considering the proposed changes to the consented development within the context of the approved Planning Permission, the amendments are non-material in scale. The conclusions of the approved Environmental Statement remain unchanged in the context of the proposed amendments and the mitigation measures remain applicable. When considering the proposed changes to the consented development within the context of the approved scheme, the amendments are considered to be non-material in scale. On this basis, a Section 96a application is considered to be appropriate in this instance.

6 Summary

The proposed amendments simply seek to facilitate the delivery of the Planning Permission. Introducing an Early Works package through amending the wording of relevant conditions to reflect new time triggers will ensure that the first stage of works can commence without the requirement to discharge conditions that are only relevant to the main body of works, thereby enabling the Applicant to implement the Planning Permission within the required time limits.

The amendments proposed are non-material in nature under S96A of the TCPA 1990, in consideration of the original Planning Permission (ref. 133700/FO/2022). The proposed amendments are wholly compliant with the policies of the Development Plan. We therefore respectfully request that this application be supported by the Planning Authority.

This application has been submitted through the Planning Portal (ref. PP-14644146). The requisite application fee has been paid to Manchester City Council of £298.00 in addition to the £85.00 for service charge and VAT by the Planning Portal.

The following documents have been submitted with this application, in addition to this covering letter:

- Application Form, prepared by Deloitte
- Haul Road Setting Out Plan (*Doc ref: TAL-AJP-XX-00-DR-C-1425-P01*), prepared by AJP Consulting, dated 20 January 2026
- Haul Road Longsections and Cross sections (*Doc ref: TAL-AJP-XX-00-DR-C-1425-P01*), prepared by AJP Consulting, dated 20 January 2026
- Remediation Technical Note (*Doc ref: 1932YOU Remediation Tech Note_RevA_FINAL*), prepared by VertaseFLI, dated 09 February 2026
- Written Scheme of Investigation (*Doc ref: 10279.001*) dated 8 January 2024, prepared by The Environment Partnership
- Ten Acres Arboricultural Statement, prepared by Amenity Tree.

We would be grateful if you would notify us of validation of this application. If you have any queries, please do not hesitate to contact Jemma Brabrook (jbrabrook@deloitte.co.uk / +44 (0)161 455 6903).

Yours sincerely

Deloitte.

Deloitte LLP

Deloitte LLP

Encl.

Appendix A – Approved Phasing Plan (ref. 2490-PLA-00-00-DR-U-0064, rev. P4)

Appendix B – Phase 1 Pre-Commencement Conditions Tracker (Planning Permission ref. 133700/FO/2022)

Appendix A – Approved Phasing Plan (ref. 2490-PLA-00-00-DR-U-0064, rev. P4)

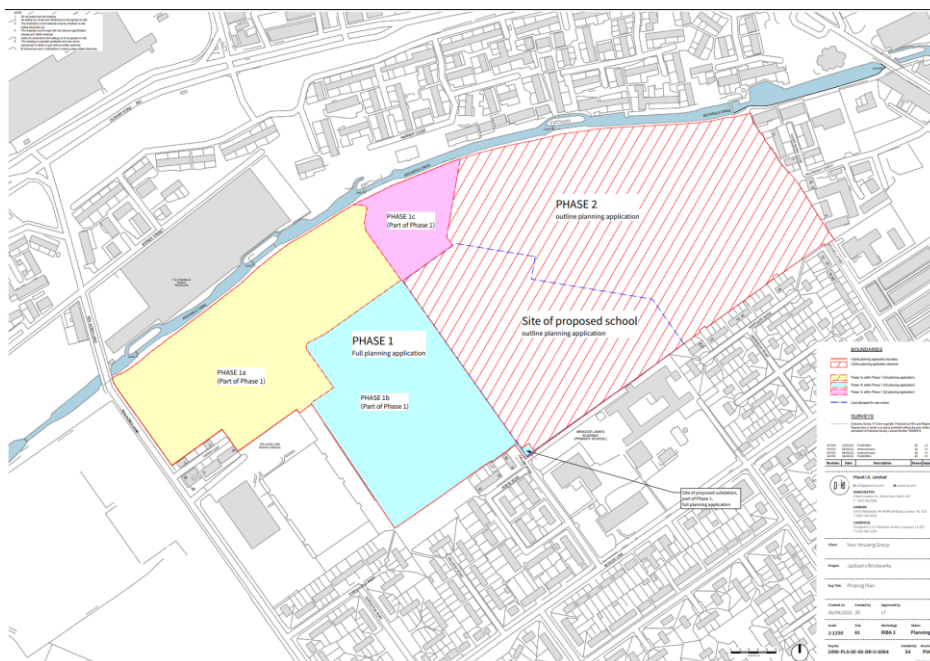


Figure 1 - Approved Phasing Plan

Appendix B – Phase 1 Pre-Commencement Conditions Tracker (Planning Permission ref. 133700/FO/2022)

Condition Wording	Notes / Rationale
Pre-Commencement of Development (existing time trigger)	
Condition 4 - Construction Management Plan (Phase 1 (a, b and c)) (a) <i>Prior to the commencement of <u>Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</u> a detailed construction (Early Works Phase) management plan outlining working practices during development relating to that Phase shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; o The routing of construction traffic (No construction traffic (vehicular or pedestrian) shall use Hallam Road at any time) ; o Detail the vehicular activity associated with the construction including appropriate swept path assessment; o Details of the location and arrangements for contractor parking; o The identification of the vehicular access points into the site; o Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site. o Identify measures to reduce noise emissions; Development shall be carried out in accordance with the approved construction management plan.</i> (b) <i>Prior to commencement of Phase 1a, Phase 1b or Phase 1c of the development (excluding Early Works, as (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</i> a detailed construction management plan outlining working practices during development relating to that Phase shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; o The routing of construction traffic (No construction traffic (vehicular or pedestrian) shall use Hallam Road at any time) ; o Detail the vehicular activity associated with the construction including appropriate swept path assessment; o Details of the location and arrangements for contractor parking; o The identification of the vehicular access points into the site; o Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site. o Identify measures to reduce noise emissions; Development shall be carried out in accordance with the approved construction management plan.	It is proposed to amend the trigger point so that this condition can be discharged as relevant to the phase of works, with the addition of two parts to this condition: Part a) seeks that an early works CMP is submitted and approved by the LPA prior to the commencement of those works and Part b) states no other works other than Early Works can commence until a CMP has been submitted and approved. In both cases development to then be carried out in accordance with the relevant approved CMP.

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.

Condition Wording	Notes / Rationale
Condition 6 – Construction and Environmental Management Plan (Phase 1 (a, b and c)) (a) <i>Prior to the commencement of Early Works Phase (as defined by Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), of the development a detailed construction environmental management plan outlining working practices during development relating to that Phase shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:- - Construction Logistics Plan (incl. dust and odour monitoring) - Dust Management Plan - Lighting drawings and specifications - Site compound facilities plan - Details of perimeter fencing (including location) - Surface Water Management Plan - Noise and Vibration Management Plan - Non-native species Management Plan - Air Quality Statement - Construction Dust Assessment - Traffic Management Plan - Site Waste Management Plan - Materials Management Plan - Environmental Response Plan</i> (b) <i>Prior to the commencement of a Phase 1a, Phase 1b or Phase 1c (excluding Early Works, as (as defined by Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), of the development a detailed construction environmental management plan outlining working practices during development relating to that Phase shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:- - Construction Logistics Plan (incl. dust and odour monitoring) - Dust Management Plan - Lighting drawings and specifications - Site compound facilities plan - Details of perimeter fencing (including location) - Surface Water Management Plan - Noise and Vibration Management Plan - Non-native species Management Plan - Air Quality Statement - Construction Dust Assessment - Traffic Management Plan - Site Waste Management Plan - Materials Management Plan - Environmental Response Plan</i>	It is proposed to amend the trigger point so that this condition can be discharged as relevant to the phase of works, with the addition of two parts to this condition: Part a) seeks that a CEMP is submitted and approved by the LPA prior to the commencement of early works and Part b) states no other works other than Early Works commence until a CEMP has been submitted and approved.
Condition 7 – Site Investigation Report (Phase 1 (a, b and c)) <i>Prior to the commencement of on-site remediation works, in Phase 1a, Phase 1b or Phase 1c of the development , 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 relating to that Phase. The development relating to that Phase shall be implemented in full accordance with the details so approved.</i>	No updates required to condition wording, including time trigger. Proposed package of highways works does not constitute on-site remediation works. Please refer to the Remediation Technical Note prepared by VertaseFLI Ltd dated 09 February 2026 for additional information supporting this rationale.
Condition 8 – Risk Assessment (Phase 1 (a, b and c)) <i>Prior to the commencement of on-site remediation works in Phase 1a, Phase 1b or Phase 1c of the development, 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) relating to that Phase. The development relating to that Phase shall be implemented in full accordance with the details so approved.</i>	No updates required to condition wording, including time trigger. Proposed package of highways works does not constitute on-site remediation works. Please refer to the Remediation Technical Note prepared by VertaseFLI Ltd dated 09 February 2026 for additional information supporting this rationale.

Condition Wording	Notes / Rationale
Condition 9 – Ground Stabilisation Works Plan (Phase 1 (a, b and c)) <i>Prior to the commencement of on-site works in Phase 1a, Phase 1b or Phase 1c of the development, <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01)</u>, a Ground Stabilisation Works Plan relating to that Phase shall be developed, submitted to, and approved in writing by the Local Planning Authority. The Ground Stabilisation works plan should include details (per phase where relevant), as to how identified ground hazards (such as underground structures and boreholes) are to be addressed and decommissioned relating to that Phase. Any changes to plan for that Phase will require the written consent of the local planning authority. The plan for that Phase shall be implemented as approved.</i>	It is proposed to amend the trigger point to only relate to prior to the commencement of development excluding Early Works. Condition 10 relates to plans for borehole commissioning – there are no monitoring well/s boreholes located within the Early Works phase area. This condition is therefore not relevant to the Early Works phase.
Condition 10 – Remediation Strategy (Phase 1 (a, b and c)) <i>The Early Works Phase of works shall be carried out in accordance with Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</i> <i>Prior to the commencement of Phase 1a, Phase 1b or Phase 1c of the development, <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01)</u>, a detailed remediation strategy giving full details of the remediation measures required and how they are to be undertaken per phase (as detailed on the site phasing plan, drawing reference 2490-PLA-00-00-DR-U-0064) should be submitted and approved in writing by the City Council as local planning authority. The development relating to that Phase, shall be implemented in full accordance with the details so approved.</i>	It is proposed to amend the trigger point to only relate to prior to the commencement of Phase 1 of the development excluding Early Works. This condition is not relevant to the Early Works phase, owing to the nature and location of works proposed. It should be noted that the area of proposed Early Works is on shallow made ground, which will be removed in its entirety and stored on site accordingly. Compliance element added, which ensures early phase of works carried out in accordance with submitted detail (which negates the need for a remediation strategy as not remediation taking place as part of Early Works package).
Condition 11 – Remediation Verification Phasing Plan (Phase 1 (a, b and c)) <i>Prior to the commencement of <u>on-site remediation works Phase 1a, Phase 1b or Phase 1c of the development</u> a verification phasing plan providing details of the data that will be collected in order to demonstrate that the works set out in the detailed remediation strategy (per phase as identified in the site phasing plan, drawing reference 2490- PLA-00-00-DR-U-0064) are complete, shall be submitted to and approved in writing by the City Council as local planning authority. The development relating to that Phase shall be implemented in full accordance with the details so approved.</i>	It is proposed to amend the trigger point to only relate to prior to the commencement of on-site remediation works. This condition is not relevant to the Early Works phase (as it does not include on-site remediation works). Please refer to the Remediation Technical Note prepared by VertaseFLI Ltd dated 09 February 2026 for additional information supporting this rationale.

Condition Wording	Notes / Rationale
Condition 16 - Temporary Surface Water Drainage Strategy (Phase 1 (a, b and c)) No development shall take place in a Phase 1a, Phase 1b or Phase 1c of the development <i>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01)</i>, until a document highlighting a temporary surface water drainage strategy, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, has been submitted to and approved in writing by the Local Planning Authority relating to that Phase . The development relating to that Phase shall be implemented in accordance with the approved temporary surface water drainage strategy.	It is proposed to amend the trigger point so that this condition can be discharged as relevant to the phase of works, with the addition of two parts to this condition: Part a) seeks that a temporary surface water drainage strategy is submitted and approved by the LPA prior to the commencement of early works and Part b) states no other works other than Early Works can commence until a temporary surface water drainage strategy has been submitted and approved.
Condition 18 – Canal Risk Assessment and Method Statement (Phase 1 (a, b and c)) No development in a Phase 1a, Phase 1b or Phase 1c <i>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01)</i>, shall take place until a Risk Assessment and Method Statement (RAMS) outlining all works to be carried out adjacent to the canal relating to that Phase has been submitted to and approved in writing by the Local Planning Authority. The details shall: o demonstration that additional loads from the permanent or any temporary works, plant and machinery or storage of materials would not harm the structural integrity of the canal infrastructure; o include the design, depth and means of construction of the foundations of the buildings, together with any other proposed earthmoving and excavation works required in connection with the construction of the buildings and the associated swales and landscaping works; o provide details of the tree planting/removal for the trees (including species) adjacent to the canal corridor and the steps taken to prevent root damage to the canal infrastructure and include details of the tree pits/root barrier systems to be provided; o details specifying how the canal and its users will be protected during the works and include any details of proposed protective fencing to be erected to safeguard the waterway infrastructure during construction; o include details of the proposed temporary bund (or other structure) to be provided to prevent the discharge of silt-laden run-off, materials or dust or any accidental spillages entering the canal. The development of that Phase shall only be carried out in strict accordance with the agreed Risk Assessment and Method Statement.	It is proposed to amend the trigger point to only relate to prior to the commencement of development excluding Early Works. This condition is not relevant to the Early Works phase, owing to the nature and location (distance from the canal) of associated works.
Condition 19 – Surface Water Drainage Works Implementation (Phase 1 (a, b and c)) No development in Phase 1a, Phase 1b or Phase 1c, <i>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01)</i>, shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority relating to that Phase.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development excluding Early Works, given that the surface water drainage infrastructure does not form part of the Early Works phase (only temporary drainage works, as required by Condition 16)

Condition Wording	Notes / Rationale
Condition 30 - Acoustic Insulation (Phase 1 (a, b and c)) (a) Before the Phase 1a, Phase 1b or Phase 1c residential development commences, <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01)</u>, a scheme for acoustically insulating the proposed residential accommodation against noise within that Phase from Ten Acres Lane, commercial /industrial premises , proposed community hub and the proposed school, shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises that should be taken into account The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme relating to that Phase shall be completed before any of the dwelling units within that Phase are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. (b) Prior to first occupation of the residential units in Phase 1a, Phase 1b or Phase 1c, a verification report relating to that Phase shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria within that Phase.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development excluding Early Works, given that the acoustic insulation does not form part of the Early Works phase and no residential development will be commenced as part of this phase.
Condition 32 – Waste Strategy (Phase 1 (a, b and c)) (a) Before the residential development in Phase 1a, Phase 1b or Phase 1c commences, <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01)</u>, a scheme for the storage and disposal of refuse (including elevational design of bin stores) within that Phase and shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required. (b) The details of the approved scheme shall be implemented as part of the development within that Phase and shall remain in situ whilst the use or development within that Phase is in operation.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development excluding Early Works, given that storage and disposal of refuse relating to the residential use does not form part of the Early Works phase and no residential development will be commenced as part of this phase.
Condition 33 – Air Quality Assessment – Residential (Phase 1 (a, b and c)) (a) Prior to commencement of the residential development in Phase 1a, Phase 1b or Phase 1c, <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01)</u>, an air quality exposure assessment for that Phase together with mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development excluding Early Works, given that no residential development will be commenced as part of this phase.

Condition Wording	Notes / Rationale
(b) Prior to occupation of the development within that Phase any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development relating to that Phase is in operation.	
Condition 41 – Archaeology Programme and WSI (Phase 1 (a, b and c)) <i>No remediation ground works in Phase 1a, Phase 1b or Phase 1c shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that Phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - an archaeological watching brief; - dependent on the above, more detailed archaeological excavation (subject to a separate WSI). 2. A programme for post-investigation assessment to include: - production of a final report(s) on the investigation results. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. A scheme to disseminate the results of the investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.</i>	No updates required to condition wording. The requirements of this condition have already been met. An application has been submitted concurrently to discharge Condition 41 (Planning Portal ref. PP-14644174), accompanied by the archaeological Written Scheme of Investigation prepared by the Environment Partnership. This WSI has already been approved in relation to the Site to discharge Condition 15 of the Planning Permission for remediation works to the Site ref. 29197/FO/2021 (ref. CDN/24/0022). Please refer to this WSI for additional information supporting this rationale.
Condition 44 – Retained Tree Protection <i>In this condition "retained tree" means an existing tree, shrub or hedge which is shown as retained on the Phase 1 Planting Strategy Plan ref: 2490-PLA-00-00-DRLA0052 rev.P07 (notwithstanding the indicated ratio of native to non native planting; specified in condition no.2 and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.</i> (a) <i>No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)</i> (b) <i>If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.</i> (c) <i>The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.</i>	No updates required to condition wording as this requires compliance. Please refer to the submitted Arboricultural Note prepared by Amenity Tree for additional information supporting this rationale, in that no new trees have developed on site.

Condition Wording	Notes / Rationale
Condition 48 - Towpath Condition Survey (Phase 1 (a, b and c)) (a) (a) Prior to commencement of development in Phase 1a, Phase 1b or Phase 1c <i>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</i> a condition survey (via photographs) of towpath immediately adjacent to the site boundary for that Phase shall be undertaken and submitted to the City Council as Local Planning Authority. (b) (b) Within 6 months of Phase 1a, Phase 1b or Phase 1c construction/fit-out works having completed, the same towpath within that Phase shall be re-surveyed and the results submitted to the Local Planning Authority. Should any damage have been caused due to the onsite works (within that Phase) any damage will be repaired to an equivalent standard (subject to agreement with Canal and River Trust for unencumbered access). These works shall be carried out in accordance with an implementation programme to be approved by the City Council as Local Planning Authority.	Wording of part (a) to be amended to change time trigger. It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development excluding Early Works. The condition is not relevant to the Early Works phase, owing to the nature and location (distance from the canal) of associated works.
Condition 59 – Local Benefits Proposal (Phase 1 (a, b and c)) (c) The Phase 1a, Phase 1b or Phase 1c development, <i>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</i> shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development for that Phase , 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 relating to that Phase. 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 (d) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour 133700/FO/2022 Page 21 of 42 recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	Wording of part (a) to be amended to change time trigger. It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development excluding Early Works. This condition is not relevant to the Early Works phase, due to the relatively low level of labour required for this phase. It should be noted that the Applicant is committed to maximising local labour opportunities and benefits during the Early Works phase.
Condition 61 – Detailed Drawings (Hallam Road) Prior to any development hereby approved <i>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</i> first commencing detailed drawings including elevations shall be submitted to and agreed in writing with the Local Planning Authority, to prevent any access or egress from Hallam Road to the development hereby approved. The agreed details shall then be implemented in full prior to the occupation of any part of the development hereby approved. Such measures shall be retained at all times thereafter.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development excluding Early Works. The condition is not relevant to the Early Works phase.

Condition Wording	Notes / Rationale
Condition 63- Access Details <i>Approval of the details of the access, (other than to Mitchell Street and the connection to Phase 1 of the development) scale, design and external appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced (excluding Early Works, as (as defined by Deloitte letter dated [XX]) and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref.TAL-AJP-XX-00-DR-C-1425, Rev P01).</i> <i>Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.</i>	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development excluding Early Works. The condition is not relevant to the Early Works phase.
Pre-Commencement of Above Groundwork (existing time trigger)	
Condition 5 – Highways Works Detailed Design (Phase 1 (a, b and c)) <i>Prior to above ground works commencing in Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01) of the development, full detailed designs (including specifications) of on site and off site highways works (including any Traffic Regulation Orders, and traffic calming) relating to that phase, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation within that phase being brought into use.</i> <i>Prior to above ground works commencing in a Phase 1a, Phase 1b or Phase 1c of the development (excluding Early Works, as (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), full detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders, and traffic calming) relating to that phase, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation within that phase being brought into use.</i>	It is proposed to amend the trigger point so that this condition can be discharged as relevant to the phase of works, with the addition of two parts to this condition: Part a) seeks that detailed design of highways works for Early Works is submitted and approved by the LPA prior to the commencement of early works and Part b) states no above ground works other than Early Works can commence until full detailed designs of all on site and off site highways works has been submitted and approved by the LPA.
Condition 21 – Material Samples and Specifications (Phase 1 (a, b and c)) <i>Prior to any above ground works in Phase 1a, Phase 1b or Phase 1c of the development, excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Longsections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), samples and specifications of all materials to be used on all external elevations of the development within that Phase shall be submitted to and approved in writing by the City Council as local planning authority. The development within that Phase shall be carried out in accordance with the agreed details.</i>	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of above ground excluding Early Works. The condition is not relevant to the Early Works phase.

Formatted: Font: Not Bold

Condition Wording	Notes / Rationale
Condition 24 – Cycle Storage (Phase 1 (a, b and c)) Prior to above ground works commencing in Phase 1a, Phase 1b or Phase 1c of the development, <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</u>, finalised detailed designs for the provision of space for cycle storage within that Phase shall be submitted to and approved in writing by the City Council as local planning authority. The development relating to that Phase shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed dwellings within that Phase being occupied.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of above ground works excluding Early Works. The condition is not relevant to the Early Works phase, given the scope of the associated works.
Condition 43 – Biodiversity Enhancement Scheme ((Phase 1 (a, b and c)) Prior to any above ground works in Phase 1a, Phase 1b and Phase 1c of the development, <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</u>, hereby approved, a scheme for delivering biodiversity enhancement at the site within that phase , shall be submitted to and approved in writing by the City Council as the local planning authority (including the provision of bird boxes and bat bricks) The biodiversity enhancement measures for that phase shall be implemented in accordance with the approved scheme, prior to the occupation of the buildings within that phase.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of above ground works excluding Early Works. The condition is not relevant to the Early Works phase, given the scope of the associated works.
Condition 46 – Boundary Treatment (Phase 1 (a, b and c)) Prior to any above ground works in Phase 1a, Phase 1b or Phase 1c, <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</u> the finalised details of the positions, heights, and elevational design of the boundary treatment (including gates) within that phase, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme for that phase shall be implemented in full before any property is first occupied and retained as such thereafter.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of above ground works excluding Early Works. The condition is not relevant to the Early Works phase, given the scope of the associated works.
Condition 56 – Stage 2 Road Safety Audit and Servicing Plan (Phase 1 (a, b and c)) Prior to any above ground works <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</u> a Stage 2 Road Safety Audit and servicing plan for the Phase 1a, Phase 1b or Phase 1c of the development hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall detail the appropriate mitigation dependent on the outcome of the Road Safety Audit for that Phase. Any approved mitigation shall be implemented prior to the first occupation of the residential units within that Phase and thereafter retained and maintained.	It is proposed to amend the trigger point to only relate to prior to the commencement of above ground works excluding Early Works. This condition is not relevant to the Early Works phase, owing to the limited nature of works proposed.
Condition 60 – Management and Maintenance Strategy for Community Centre (Phase 1(c)) Prior to above ground works in Phase 1c of the development hereby approved, <u>excluding Early Works Phase (as defined by Deloitte letter dated [XX] and plans ‘Haul Road Setting Out’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and ‘Haul Road Longsections & Cross Sections’ ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).</u> finalised details of the long term management and maintenance strategy for the community centre shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved long term management and maintenance	It is proposed to amend the trigger point to only relate to prior to the commencement of above ground works excluding Early Works. This condition is not relevant to the Early Works phase, given the scope of the associated works.

Condition Wording	Notes / Rationale
<i>strategy shall apply to the ground floor of Block D, and all facilities forming the community centre. The development shall not be used at any time other than in strict compliance with the approved long term management and maintenance strategy.</i>	