

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 the Partial Discharge of Conditions 4, 5, 6, 16 and Full Discharge of Condition 41 for Planning Permission ref. 133700/FO/2022

Please find enclosed an application to partially discharge a condition, submitted on behalf of Nuvu Development Ltd, a subsidiary of Your Housing Group ('the Applicant'), for the discharge of Conditions 4 (Construction Management Plan), 5 (Highways Works Detailed Design), 6 (Construction and Environmental Management Plan), 16 (Temporary Surface Water Drainage Strategy) and full discharge of Condition 41 (Archaeology) attached to Planning Permission ref. 133700/FO/2022. The partial discharge of Conditions 4, 5, 6 and 16 relates to the Early Works phase of development.

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 and Background

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:

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.

“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, 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).

An application for non-material amendments (‘NMA’) is submitted concurrent to this application, seeking approval for amendments to the wording of pre-commencement conditions in order to facilitate the Early Works package (Planning Portal ref. PP-14644146).

This application is submitted to discharge the following conditions, which must be discharged prior to the commencement of the Early Works package:

- Condition 4 (Construction Management Plan): Phase 1 (a, b and c) – *early works only*;
- Condition 5 (Highways Works Detailed Design): Phase 1 (a, b and c) – *early works only*;
- Condition 6 (Construction and Environmental Management Plan): Phase 1 (a, b and c) – *early works only*;
- Condition 16 (Temporary Surface Water Drainage Strategy): Phase 1 (a, b and c) – *early works only*;
- Condition 41 (Archaeology): Phase 1 (a, b and c) .

3 Discharge of Conditions

This application seeks to partially discharge the following conditions in relation to Phase Early Works only, with the exception of Condition 41, which is to be discharged for the entire Site.

3.1 Condition 4 (Construction Management Plan)

This application for the discharge of Condition 4 seeks approval against the concurrent proposed NMA condition wording (Planning Portal ref. PP-14644146). For clarity, the below table outlines the condition wording stated on the Decision Notice for the Planning Permission (ref. 133700/FO/2022) against the concurrent proposed condition wording (Planning Portal ref. PP-14644146) for Condition 4.

Table 1- Condition 4 (Construction Management Plan)

Decision Notice wording for Condition 4 (Construction Management Plan) (ref. 133700/FO/2022)	NMA Proposed condition wording (ref. PP-14644146)
Prior to the commencement of Phase 1a, Phase 1b or Phase 1c of the development, 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; • The routing of construction traffic (No construction traffic (vehicular or pedestrian) shall use Hallam Road at any time) ; • Detail the vehicular activity associated with the construction including appropriate swept path assessment; • Details of the location and arrangements for contractor parking; • The identification of the vehicular access points into the site; • 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; • The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; • For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site. • Identify measures to reduce noise emissions;	(a) 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 <u>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;</u> • <u>The routing of construction traffic (No construction traffic (vehicular or pedestrian) shall use Hallam Road at any time) .;</u> • <u>Detail the vehicular activity associated with the construction including appropriate swept path assessment;</u> • <u>Details of the location and arrangements for contractor parking;</u> • <u>The identification of the vehicular access points into the site;</u> • <u>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;</u> • <u>The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;</u> • <u>For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.</u> • <u>Identify measures to reduce noise emissions;</u> <u>Development shall be carried out in accordance with the approved construction management plan.</u> (b) <u>Prior to commencement of 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.</u>

Decision Notice wording for Condition 4 (Construction Management Plan) (ref. 133700/FO/2022)	NMA Proposed condition wording (ref. PP-14644146)
Development shall be carried out in accordance with the approved construction management plan.	<u>TAL-AJP-XX-00-DR-C-1425, Rev P01</u>), 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; • The routing of construction traffic (No construction traffic (vehicular or pedestrian) shall use Hallam Road at any time) ; • Detail the vehicular activity associated with the construction including appropriate swept path assessment; • Details of the location and arrangements for contractor parking; • The identification of the vehicular access points into the site; • 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; • The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; • For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site. • Identify measures to reduce noise emissions; Development shall be carried out in accordance with the approved construction management plan.

To enable the discharge of Condition 4, as would be amended via the NMA application, this application is accompanied by a Construction Management Plan for Early Works in Phase 1, prepared by VertaseFLI Ltd.

3.2 Condition 5 (Highways Works Detailed Design)

This application for the discharge of Condition 5 seeks approval against the concurrent proposed NMA condition wording (Planning Portal ref. PP-14644146). For clarity, the below table outlines the condition wording stated on the Decision Notice for the Planning Permission (ref. 133700/FO/2022) against the concurrent proposed condition wording (Planning Portal ref. PP-14644146) for Condition 5.

Table 2- Condition 5 (Highways Works Detailed Design)

Decision Notice wording for Condition 5 (Highways Works Detailed Design) (ref. 133700/FO/2022)	NMA Proposed condition wording (ref. PP-14644146)
Prior to above ground works commencing in Phase 1a, Phase 1b or Phase 1c of the development, 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.	<u>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.</u> Prior to above ground works commencing in a Phase 1a, Phase 1b or Phase 1c of the development <u>(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).</u> 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.

To enable the discharge of Condition 5, as would be amended via the NMA application, this application is accompanied by highways works detailed design plans, prepared by AJP Consulting Engineers.

This submission assumes that details in relation to Traffic Regulation Orders and traffic calming are not required for submission at this stage, given these are not relevant to the scale of works proposed for the Early Works phase.

3.3 Condition 6 (Construction and Environmental Management Plan)

This application for the discharge of Condition 6 seeks approval against the concurrent proposed NMA condition wording (Planning Portal ref. PP-14644146). For clarity, the below table outlines the condition wording stated on the Decision Notice for the Planning Permission (ref. 133700/FO/2022) against the concurrent proposed condition wording (Planning Portal ref. PP-14644146) for Condition 6.

Table 3- Condition 6 (Construction and Environmental Management Plan)

Decision Notice wording for Condition 6 (Construction and Environmental Management Plan) (ref. 133700/FO/2022)	NMA Proposed condition wording (ref. PP-14644146)
Prior to the commencement of Phase 1a, Phase 1b or Phase 1c 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	(a) <u>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:</u> • <u>Construction Logistics Plan (incl. dust and odour monitoring)</u> • <u>Dust Management Plan</u> • <u>Lighting drawings and specifications</u> • <u>Site compound facilities plan</u> • <u>Details of perimeter fencing (including location)</u> • <u>Surface Water Management Plan</u> • <u>Noise and Vibration Management Plan</u> • <u>Non-native species Management Plan</u> • <u>Air Quality Statement</u> • <u>Construction Dust Assessment</u> • <u>Traffic Management Plan</u> • <u>Site Waste Management Plan</u> • <u>Materials Management Plan</u> • <u>Environmental Response Plan</u> (b) <u>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:</u> • <u>Construction Logistics Plan (incl. dust and odour monitoring)</u> • <u>Dust Management Plan</u> • <u>Lighting drawings and specifications</u> • <u>Site compound facilities plan</u> • <u>Details of perimeter fencing (including location)</u> • <u>Surface Water Management Plan</u> • <u>Noise and Vibration Management Plan</u> • <u>Non-native species Management Plan</u> • <u>Air Quality Statement</u> • <u>Construction Dust Assessment</u> • <u>Traffic Management Plan</u> • <u>Site Waste Management Plan</u> • <u>Materials Management Plan</u> • <u>Environmental Response Plan</u>

To enable the discharge of Condition 6, as would be amended via the NMA application, this application is accompanied by a Construction Environmental Management Plan for Early Works (in Phase 1), prepared by VertaseFLI Ltd.

3.4 Condition 16 (Temporary Surface Water Drainage Strategy)

This application for the discharge of Condition 16 seeks approval against the concurrent proposed NMA condition wording (Planning Portal ref. PP-14644146). For clarity, the below table outlines the condition wording stated on the Decision Notice for the Planning Permission (ref. 133700/FO/2022) against the concurrent proposed condition wording (Planning Portal ref. PP-14644146) for Condition 16.

Table 4- Condition 16 (Temporary Surface Water Drainage Strategy)

Decision Notice wording for Condition 16 (Temporary Surface Water Drainage Strategy) (ref. 133700/FO/2022)	NMA Proposed condition wording (ref. PP-14644146)
No development shall take place in Phase 1a, Phase 1b or Phase 1c of the development, 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.	No development shall take place in a 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> , 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.

To enable the discharge of Condition 16, as would be amended via the NMA application, this application is accompanied by a Temporary Surface Water Management Plan for Early Works in Phase 1, prepared by VertaseFLI Ltd.

3.5 Condition 41 (Archaeology)

This application for the discharge of Condition 41 seeks approval against the condition wording as approved under the Planning Permission ref. 133700/FO/2022, which states:

“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.”

A Written Scheme of Investigation (‘WSI’) (Doc ref: 10279.001), prepared by The Environment Partnership, is submitted with this application to discharge Condition 41.

This WSI has already been approved against Condition 15 of the remediation consent for the Site (ref. 29197/FO/2021) under the application ref. CDN/24/0022 on 7 February 2024. Condition 15 in relation to application ref. 29197/FO/2021 was initially drafted to require archaeological evaluation through trial trenching and a survey of a historic flagstone wall. However, following new information submitted by the Applicant and updated archaeological advice from Salford Archaeology (communicated via Email on 20 September 2022), it was subsequently agreed that a targeted archaeological watching brief during groundworks would be a more appropriate course of action, which this approved WSI now reflects.

Therefore, the submitted WSI provides all the relevant information needed to discharge Condition 41.

4 Pre-Application Consultation

The Early Works proposals were discussed with Manchester City Council (‘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 provided these requested details with the NMA application submitted in tandem to this submission (Planning Portal ref. PP-14644146).

The proposed remediation strategy and approach were agreed in principle with the Environment Agency in October 2025.

5 Summary

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 application reference is PP-14644174.

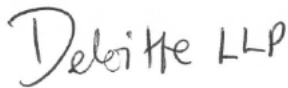
In addition to this covering letter, the following documentation has been submitted in support of this application:

- Application Form, prepared by Deloitte
- Construction Management Plan for Early Works in Phase 1, Rev A, prepared by VertaseFLI Ltd, dated 23 January 2026;
- Construction Environmental Management Plan for Early Works in Phase 1, Rev A, prepared by VertaseFLI Ltd, dated 23 January 2026;
- Temporary Surface Water Management Plan for Early Works in Phase 1, Rev A, prepared by VertaseFLI Ltd, dated 23 January 2026;
- Haul Road Setting Out, ref. TAL-AJP-XX-00-DR-C-1425, Rev P01, prepared by AJP Consulting Engineers, dated 20 January 2026;
- Haul Road Longsections & Cross Sections, ref. TAL-AJP-XX-00-DR-C-1425, Rev P01, prepared by AJP Consulting Engineers, dated 20 January 2026;
- Written Scheme of Investigation (*Doc ref: 10279.001*) dated 8 January 2024 , prepared by The Environment Partnership.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Conditions 4, 5, 6 and 16 in respect of the Early Works phase only, and the full discharge of Condition 41.

If you would like to request any further details, please do not hesitate to contact Jemma Brabrook (jbrabrook@deloitte.co.uk / +44 (0)161 455 6903).

Yours sincerely

A handwritten signature in grey ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP