

3 November 2025

Planning Department  
Manchester City Council  
Town Hall  
Albert Square  
Manchester  
PO Box 532  
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FAO Robert Griffin

**University of Manchester, Fallowfield Campus | Application to Discharge Conditions 8 and 20a attached to Planning Permission Ref. 138126/OO/2023**

On behalf of John Graham Construction Ltd., please find enclosed an application to fully discharge Condition **8 (Natural England License)** and **20a (Contamination)** attached to Planning Permission Ref. 138126/OO/2023.

**Background**

On 19 January 2024, Outline Planning Permission (Ref. 138126/OO/2023) was granted for the phased redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms with associated facilities.

The description of development as stated on the Decision Notice is as follows:

*“Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads”.*

Following this, a Reserved Matters Application (Ref. 142387/MO/2025) was approved on 19 September 2025 providing details on appearance, landscaping, layout and scale of the development. Concurrently Condition 10 (Tree Removal) was also discharged on 19 September 2025.

A Discharge of Condition application (Ref. CDN/25/0230) was submitted on 11 March 2025 to discharge Conditions 10, 13, 15(a), 16, 17, 18, 20(a), 22, 24, 25, 26, 32(a), 33(a), 34(a), 36(a), 37(a), 40(a), 41(a) and 41(b) attached to Planning Permission Ref. 138126/OO/2023. Whilst a number of conditions were discharged under this application (15, 16, 22, 36(a), 37(a), 40a, 41(a) and 41(b)), insufficient information was provided to discharge Condition 20a.

Another Discharge of Condition application (Ref. CDN/25/0521) was submitted on 9 June 2025 to discharge Conditions 17, 18, 20a, 21, 25, 33a, 34a attached to Planning Permission Ref. 138126/OO/2023. All conditions were discharged apart from Condition 20a. This new application therefore seeks to discharge this condition, along with Condition 8.

## **Discharge of Conditions**

This application is being submitted to fully discharge Conditions 8 and 20a attached to the Outline Planning Permission Ref. 138126/OO/2023.

### **Condition 8 (Natural England License)**

The wording of Condition 8 states that:

*Demolition of buildings B19 & B25 Oak House and Woolton as identified in the Bat Dusk Emergence and Dawn Re-entry Surveys report - Thomson Environmental Consultants: Project No: RID002-001-001 shall not in any circumstances commence unless the local planning authority has been provided with either:*

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or*
- b) a statement in writing form the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license or*
- c) following updated surveys clear evidence that the buildings are no longer suitable for bat is provided.*

**Natural England License** (Doc ref: Licence 2025-71770-EPS-MIT), issued by Natural England is submitted to fully discharge Condition 8.

We therefore request Condition 8 be discharged.

### **Condition 20a (Contamination)**

The wording of Condition 20a states that:

- a. Before the development within each phase commences, with the exception of demolition and site clearance, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local*

*planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.*

- b. When the phase of development commences, that phase of development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. 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 in each phase 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.*

As requested, and agreed at the pre-application meeting with the Council's Environmental Health Team on 24 October 2025, the following documents are submitted to fully discharge Condition 20a:

- **Remediation Strategy** (Doc ref: 03847AB\_R\_003B\_DAM-RemStrat), prepared by Coffey and Kennedy Redford
- **Ground Conditions Phase 1 Desk Study Report** (Doc ref: UoMF-BH-XX-XX-RP-GE-0001), prepared by Buro Happold
- **Geoenvironmental and Geotechnical Interpretative Report Stage 2a** (Doc ref: UMRf-COF-XX-XX-RP-Y-00001), prepared by Coffey
- **Geoenvironmental and Geotechnical Interpretative Report Stage 2b** (Doc ref: UMRf-COF-XX-XX-RP-Y-00002), prepared by Coffey
- **Geotechnical Interpretative Report** (Doc ref: UMRf-COF-XX-XX-RP-Y-00003 Rev F), prepared by Coffey

We therefore request Condition 20a be discharged.

## Application Submission

The application is submitted alongside the application form, requisite fee of £383 (including £85 service charge and the following documents:

- Natural England License (*Doc ref: Licence 2025-71770-EPS-MIT*), issued by Natural England
- Remediation Strategy (*Doc ref: 03847AB\_R\_003B\_DAM-RemStrat*), prepared by Coffey and Kennedy Redford
- Ground Conditions Phase 1 Desk Study Report (*Doc ref: UoMF-BH-XX-XX-RP-GE-0001*), prepared by Buro Happold
- Geoenvironmental and Geotechnical Interpretative Report Stage 2a (*Doc ref: UMRF-COF-XX-XX-RP-Y-00001*), prepared by Coffey
- Geoenvironmental and Geotechnical Interpretative Report Stage 2b (*Doc ref: UMRF-COF-XX-XX-RP-Y-00002*), prepared by Coffey
- Geotechnical Interpretative Report (*Doc ref: UMRF-COF-XX-XX-RP-Y-00003 Rev F*), prepared by Coffey

The application has been submitted through the Planning Portal (Ref. PP- 14359250).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 8 and 20a as outlined above.

If you require any further details, please do not hesitate to contact Eleanor Scrafton ([escrafton@deloitte.co.uk](mailto:escrafton@deloitte.co.uk) / +44 161 455 8598) or Ragini Dutta ([raginidutta@deloitte.co.uk](mailto:raginidutta@deloitte.co.uk) / +44 330 138 6276).

Yours sincerely



Deloitte LLP