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Deloitte LLP
100 Embankment, Cathedral
Approach, Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44161 455 6512
johcooper@deloitte.co.uk

30 April 2026

Planning Department
Manchester City Council
Town Hall
Albert Square
PO Box 532
M602LA

Dear Angela,

Mayfield, MSCP – Application for Discharge of Condition 12 attached to Planning Permission ref: 144737/FO/2025

Please find enclosed an application for the discharge of Condition 12 attached to Planning Permission ref: 144737/FO/2025, relating to the area of Public Realm at Pigeon Triangle in Manchester City Centre. This condition relates to the submission of an addendum Remediation Strategy in response to the discovery of oil tanks on Site.

The description of development for Planning Permission ref. 144737/FO/2025 is as follows:

"Creation of public realm works including re-grading and re-surfacing footpaths, highways, soft landscaping and planting of trees, replacement and reprovision of street lighting, CCTV, and street furniture, removal of car parking spaces, drainage, and associated works."

This application was approved by Manchester City Council as Local Planning Authority (LPA) on 26 March 2026.

Condition Discharge

Condition 12 is worded as follows:

"12) 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 after development commences, 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 is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy."

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Following commencement of below ground works, four underground fuel tanks were discovered on Site. As such, work ceased immediately and a technical addendum to the approved remediation strategy was produced by Buro Happold. The strategy addendum sets out requirements for the safe decommissioning and removal of the tanks, with consideration of potential risks to human health and controlled waters, as well as the implications for waste classification and disposal. This addendum has been submitted in support of this application and contains all required information as set out within the condition wording.

Summary

To allow Manchester City Council to support the full discharge of Planning Condition 12 attached to Planning Permission Reference 144737/FO/2025, the information as set out above has been submitted alongside this letter. The relevant application forms submitted via the Planning Portal (PP- 14898242). Based on the information provided, these conditions merit discharge by Manchester City Council.

A fee has been paid to Manchester City Council for £400, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We trust you will find this application in order, and we look forward to receiving written confirmation of its registration.

If you require any further details, please do not hesitate to contact myself or my colleague Michael Percival (mipercival@deloitte.co.uk) or Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk).

Kind regards

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