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

5 June 2026

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

FAO Robert Griffin

University of Manchester, Fallowfield Campus | Application to partially discharge Condition 20(a) (Contamination) attached to Planning Permission Ref. 138126/OO/2023

On behalf of John Graham Construction Ltd., please find enclosed an application to partially discharge Condition 20(a) (Contamination) attached to Planning Permission Ref. 138126/OO/2023, in relation to Phase 2.

1. Background

On 19 January 2024, Outline Planning Permission 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.

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 support the discharge Condition 20(a).

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, with the exception of Condition 20(a).

Another Discharge of Condition application (Ref CDN/25/1062) was submitted on 4 November 2025 to discharge Conditions 8 and 20a attached to Planning Permission Ref. 138126/OO/2023. Condition 20(a) was partially discharged in relation to Phase 1 only (Neighbourhoods 1 and 2). During the determination period, it was agreed with MCC and Environmental Health Officer that a two-stage validation process would be implemented to discharge Condition 20. This approach requires submission of an Interim Validation Report (relating to enabling works) prior to commencement of the build phase, and a Final Completion/Verification Report submitted prior to occupation, as required by Condition 20(b). This two-stage validation approach has also been incorporated into the approved Remediation Strategy and agreed with the Local Planning Authority.

A pre-application meeting was held on 1 May 2026 with Manchester City Council and the Environmental Health Officer. It was agreed that Phase 2 would be subdivided into a series of clearly defined sub-phases for the purposes of Condition 20(a), ensuring that all areas of the Site are appropriately captured and no part of the development is omitted. These sub-phases align with the approved overarching phasing strategy and construction programme. Interim Validation Reports will be prepared and submitted on a progressive basis for each sub-phase as works are completed, to confirm the remediation of identified areas prior to the commencement of piling and subsequent construction activities within those areas.

This application therefore seeks the partial discharge of Condition 20(a) (Contamination) attached to Planning Permission Ref. 138126/OO/2023 in relation to Phase 2 of the development.

2. Discharge of Condition

Condition 20(a)- Contamination

The wording of Condition 20(a) 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 with MCC's Environmental Health Team on 20 November 2025 and 1 May 2026, the following has been submitted in support of this application to discharge Condition 20(a) in relation to Phase 2:

- Interim Validation Report (*Document Reference: UMRF-COF-XX-XX-RP-Y-00006*) prepared by Coffey; and
- UoM Fallowfield – Phase 2 Remediation Validation Boundary Plan.

For the purposes of Condition 20(a), Phase 2 has been subdivided into three sub-phases (Phases 2a, 2b and 2c) to reflect the construction sequencing and to ensure that all areas of the Site are appropriately captured. The Interim Validation Report submitted with this application relates to Phase 2b. As agreed, Interim Validation Reports for Phases 2a and 2c will be submitted during the determination period, in June and July 2026 respectively, in line with the progression of works on Site.

The Interim Validation Report includes the results of investigation and testing undertaken in previously inaccessible areas within Phase 2b, together with details of hotspot delineation and the removal of impacted soils. The report confirms that remediation within identified areas of Phase 2b has been completed in accordance with the Remediation Strategy and that no further remediation is required in relation to the enabling works for this phase. Any contamination encountered during subsequent permanent works will be managed and reported as part of the Final Validation Report. Equivalent interim

validation reports will be prepared for Phases 2a and 2c following completion of enabling works in those areas.

On this basis, we therefore request that Condition 20(a) be partially discharged in relation to Phase 2.

3. Application Submission

The application is submitted via the Planning Portal (Ref. PP-14972768) and is accompanied by the requisite fee of £400 (including a £91 service charge), together with the following documents:

- Application form
- UoM Fallowfield – Phase 2 Remediation Validation Boundary Plan; and
- Interim Validation Report – Phase 2b (*Document Reference: UMRF-COF-XX-XX-RP-Y-00006*) prepared by Coffey;

Interim Validation Reports for Phases 2a and 2c will be submitted during the determination period in June and July respectively.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Condition 20(a) in relation to Phase 2 as outlined above.

If you require any further details, please do not hesitate to contact Ragini Dutta (raginidutta@deloitte.co.uk/ +44 330 138 6276).

Yours sincerely

Deloitte LLP

Deloitte LLP

Deloitte.