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

2 July 2026

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

FAO Jennifer Atkinson

Dear Jennifer,

Manchester Digital Campus – Application for Discharge of Condition 9 and 11 of Planning Permission Ref: 141607/FO/2024

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 141607/FO/2024 for the Manchester Digital Campus, Manchester City Centre. The application is submitted by Government Property Agency ('the Applicant').

This application is submitted to discharge Condition 9 (CEMP) and 11 (Ground Conditions) attached to Planning Permission 141607/FO/2024 which approved the following description of development:

"Creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park)."

Conditions Discharge

This section sets out the relevant documents that are submitted in support of the application for the discharge Condition 9 (CEMP) and 11 (Ground Conditions) attached to Planning Permission 141607/FO/2024.

A summary of the condition wording and information submitted is set out in Table 1 below.

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Table 1: Conditions 7 and 12 Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
9	CEMP *"Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), prior to the commencement of the Enabling Works, a construction environmental management plan (CEMP: biodiversity) shall be submitted for approval in writing by the City Council, as Local Planning Authority in relation to the proximity to the Rochdale Canal SBI.* *The CEMP (Biodiversity) shall include the following.* *a) Risk assessment of potentially damaging construction activities.* *b) Identification of "biodiversity protection zones".* *c) Practical measures (both physical measures and sensitive working practices)to avoid* *or reduce impacts during construction (may be provided as a set of method statements).* *d) The location and timing of sensitive works to avoid harm to biodiversity features.* *e) The times during construction when specialist ecologists need to be present site to oversee works.* *f) Responsible persons and lines of communication.* *g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.* *h) Use of protective fences, exclusion barriers, location spill kitswarning signs and location of site compounds;* *i) A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development;* *j)Include the steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;*	Full Discharge	Construction Environment Management Plan: Biodiversity by P.P. O'Connor and ERAP Ltd

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Condition Wording		Partial or Full Discharge	Documents Submitted
	k)details of the environmental pollution incident emergency response; *l) Details of the location of temporary stockpiles and the covering of these;* *m)Details of wheel washing facilities and containment measures;* *n)include measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the canal.* *o)Details specifying how the waterway corridor and its users would be protected during the works and include any details of proposed protective fencing/netting to be erected to safeguard the waterway infrastructure during site clearance/construction.* *The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details."*		
11	Ground Conditions a) ***Notwithstanding the Phase I and II Geo-environmental Site Assessment, Central Retail Park, Great Ancoats Street, E3P, Reference: 11-834r1, Dated: July 2017 (this report is over 5 years old so it has been considered for reference purposes only), Ground Investigation Report, Ancoats, Manchester, Atkins, Reference: 5214819, Revision 0.0, Dated: October 2023 and Chapter 12, Environmental Statement, Manchester Digital Campus, Atkins Realis, Dated: November 2024.*** ***Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), prior to the commencement of the Enabling Works, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground***	Partial discharge of part (a)	Calibration Certificate, by QED Environmental System Ltd, dated 02 February 2023. Calibration Certificate, by QED Environmental System Ltd, dated 16 February 2023. Calibration Certificate, by QED Environmental System Ltd, dated 29 March 2023. Calibration Certificate, by QED Environmental System Ltd, dated 03 May 2023. Calibration Certificate, by QED Environmental System Ltd, dated 24 July 2023. Condition 11 Cover Letter by WSP, dated 02 June 2026. ***NB** *The enclosed calibration certificates confirm that the gas monitoring equipment used on site between 18th May and 11th September 2023 had passed calibration. Six-month*

Condition Wording		Partial or Full Discharge	Documents Submitted
	contamination, groundwater contamination and/or ground gas relevant to that Enabling Phase. ▪ *Environmental Statement should reference MCC Contaminated Land Guidance.* ▪ *Submission of the calibration certificate(s) for the gas monitoring equipment, to cover the rounds between 18th May and 11 September 2023.* ▪ *Remediation/Earthworks strategy to be submitted to cover imported soil for the landscaped area, including depth of soil and validation in line with our guidance.* *When Enabling Phase commences, the development in the Enabling Phase shall be carried out in accordance with the approved remedial strategy and verification plan. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present , at any time, before the development is occupied, then development on the relevant Phase or phases shall cease and on-site works not recommenced until a report outlining what measures, if any, are required to remediate the relevant land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority . In the event that the identified contamination can be isolated or is contained to a localized area of the site, subject to agreement, works can continue following submission of a plan identifying the area of contamination. Development shall then be carried out in accordance with the approved Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy of relevance.*		*calibration intervals are standard industry practice and in-line with manufacturer's recommendations. Thereby confirming validity of the gas monitoring equipment / readings.* *NB This application provides information of first 2 bullet points under part (a) of condition. Remediation / earthwork strategy (3rd bullet point) will be prepared under the main construction phase (given related to landscaped areas and does not fall under enabling phase of works). This will be formalised via a separate condition discharge application in later timescale.

Summary

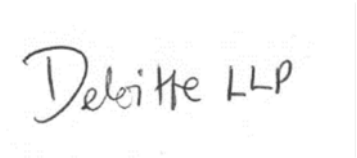
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In addition to the Calibration Certificates, Supporting Letter prepared by WSP, Construction Environment Management Plan: Biodiversity by P.P. O'Connor and ERAP Ltd and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-15052676.

A fee has been paid to Manchester City Council for £309, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Condition 9 and 11 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Matt Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



For Deloitte LLP
Encl.