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17 June 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 Conditions 7 and 12 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 Conditions 7 (Construction Management Plan), and 12 (Site Culvert Investigation) 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 Conditions 7 (Construction Management Plan), and 12 (Site Culvert Investigation) 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
7	**Construction Management Plan** *"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 detailed construction management plan outlining working practices for the Enabling Works shall be submitted to and approved in writing by the Local Planning Authority.* *The construction management plans shall include:* • *Display of an emergency contact number;* • *Communication strategy with residents;* • *Details of Wheel Washing;* • *Dust suppression measures;* • *Compound locations where relevant;* • *Location, removal and recycling of waste;* • *Routing strategy and swept path analysis;* • *Parking of construction vehicles and staff;* • *Sheeting over of construction vehicles.* • *Details of the measures which will be taken to ensure the protection of controlled water resources.* *Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The Enabling Works shall be carried out in accordance with the approved construction management plans for the duration of the Enabling Works of the development."*	Full Discharge	Construction Management Plan (dated June 2026) prepared by P.P.O'Connor
12	**Site Culvert Investigation** *"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 phase, a strategy and programme for the investigations of the culvert at the site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:*	Full Discharge	Site Culvert Investigation File Note prepared by Government Property Agency ***NB** the Applicant has directly liaised with United Utilities and Manchester City

Condition Wording		Partial or Full Discharge	Documents Submitted
	• *A masterplan showing proposed layout and the culvert route as determined from site investigation.* • *Pre-construction culvert condition survey and culvert routing survey.* • *Details of any culvert remediation if required, and embedded design to protect the culvert and proposed development.* • *Details of how the culvert can be accessed and maintained for the lifetime of the development.* • *Any works within or adjacent to the culverted watercourse that would affect it would require prior consent from the City Council as Local Planning Authority.* *The approved details shall be implemented as part of the Enabling Works."*		Council, the content and format of this Investigation File Note have been agreed prior to submission of this Application.

Summary

In addition to the Construction Management Plan (dated June 2026), prepared by P.P. O'Connor, Site Culvert Investigation File Note prepared by Government Property Agency, and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-15014208.

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 Conditions 7 and 12 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

Deloitte LLP

For Deloitte LLP
Encl.