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

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

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

15 October 2026

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

Dear Lea,

Waterhouse Gardens, Manchester - Application for Discharge of Condition 7d attached to Planning Permission Ref. 138031/JO/2023

Please find enclosed an application for the discharge of Conditions 7d attached to Planning Permission ref. 138031/JO/2023. This application is in relation to Waterhouse Gardens located within Manchester City Centre.

Background

Planning permission (ref. 118831/FO/2018) was granted on Site on 19 January 2018, for:

"Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works"

A non-material amendment (Ref. 132287/NMC/2021) was approved in relation to the scheme in November 2021 which allowed the trigger points of eight pre-commencement conditions to be amended.

Following this and the discharge of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022.

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A further non-material amendment (Ref. 137321/NMC/2023) was approved in July 2023, to amend the condition wording for condition 6a to allow early enabling works to commence.

In addition, a Section 73 application (Ref. 138031/JO/2023) to amend the approved plans for the inclusion of a basement area in Block A, was submitted in September 2023 and approved in March 2024. This represents the operative consent.

Condition Discharge

This section sets out the relevant condition and documents that have submitted in support of the application.

Condition 7d is worded as follows:

When phases 2-6 (as shown on Drawing 0022-SP-ZZ-XX-DR-A-91000 C1) of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of each relevant phase of development

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 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 of that phase 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 per the wording of Condition 7d a Remediation Completion Verification Report has been prepared by Brownfield Solutions and submitted in support of this application. To confirm, this condition has already been discharged in relation to Blocks C and D under Condition Discharge Ref. CDN/25/0287. As such, this submission relates to all remaining blocks (A, B, E, F).

An application was submitted was previously submitted to discharge Condition 7d under LPA reference OTH-2026-001046. This was however refused due to additional information requested by the EHO. This information has been included within the updated report prepared by Brownfield solution. The nature of these updates have been shared and agreed with the EHO in principle via email dated 09th October 2026.

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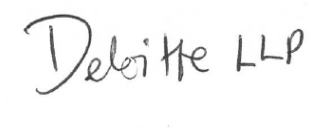
Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP-15300554.

A fee has been paid to Manchester City Council for £383 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 7d as outlined above. If you require any further details, please contact my colleague Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451).

Kind Regards



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