



Zerum Planning Limited
4 Jordan Street
Manchester
M15 4PY

0161 667 0990
Info@zerum.co.uk
www.zerum.co.uk

20th January 2022

FAO Angela Leckie
City Centre Planning Team
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532
Manchester
M60 2LA

Dear Angela,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 18 (ARCHAEOLOGY) OF PLANNING
CONSENT REF: 120149/FO/2018
CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ**

Please find enclosed a planning application to discharge Condition 18 (Archaeology) of Planning Consent Ref: 120149/FO/2018 concerning development at the car park between 57 and 59 Ducie Street, Manchester M1 2JQ.

The application has been made on behalf of the applicant, Urbano Property Ltd, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-10540557)

DISCHARGE OF CONDITION 18 (ARCHAEOLOGY)

Condition 18 states:

"No development shall commence until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:

1. *A phased programme and methodology of investigation and recording to include:*
 - archaeological evaluation trenching
 - targeted open area excavation

2. A programme for post investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI. and have the findings of the investigation have been signed off by GMAAS

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of the heritage interest impacted on by the development and to make information about the archaeological heritage interest publicly accessible. GMAAS will monitor the implementation of the archaeological works on behalf of Manchester Planning Authority"

A Written Scheme of Investigation ('WSI') prepared by Archaeological Research Services Ltd (Ref: Ducie_Street_Manchester_WSI_v1.1, December 2021, Updated January 2022) has been submitted with this application. The WSI confirms the nature of the archaeological works to be undertaken by ARS Ltd at Ducie Street.

Please note that the WSI has already been informally signed off by GMAAS and takes into consideration initial drainage works that are proposed in order to implement the planning consent. I have also included email confirmation of this. The WSI has been updated since the version that GMAAS reviewed but the only change is that the drainage scheme overlay at Figure 2 has been updated with the latest drainage plan.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Kind Regards,



Diane Ellis
Associate Director