

27<sup>th</sup> September 2021

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

Dear Tony,

**THE FORMER LONDON ROAD FIRE STATION, LONDON ROAD, MANCHESTER  
DISCHARGE OF CONDITION 4 RELATING TO APPLICATION REF 125712/FO/2019  
PLANNING PORTAL REFERENCE: PP-10253071**

Please find enclosed an application for the discharge of Condition 4 of application ref 125712/FO/2019 for the refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works.

**Condition 4** states that:

*4) No development shall take place until the applicant or their agents or successors in title has secured the implementation of an archaeological watching brief in accordance with Written Schemes of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:*

*1. A programme and methodology of investigation and recording to include:*

*- a watching brief on any development related groundworks within the courtyard area*

*2. A programme for post investigation assessment to include:*

*- production of a final report on the significance of the below-ground archaeological interest.*

*3. Deposition of the final report with the Greater Manchester Historic Environment Record.*

*4. Provision for archive deposition of the report and records of the site investigation.*

*5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

The first part of the condition was discharged on 25 March 2021 through the submission ref CDN/21/0172. The current submission seeks to discharge the remainder of the condition. It comprises an Archaeological Watching Brief Technical Report prepared by Salford Archaeology. It has been issued to Ian Miller at Greater Manchester Archaeological Advisory Service for deposition with the HER. The report met with GMAAS approval and the archive is complete. Normally the report would be sent to the Museum of Science and Industry but they are no longer taking archives.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'DBB', with a long horizontal stroke extending to the right.

**Deborah Baker Barnett**  
**Associate**