

13 July 2021

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F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Bendix Street, New Cross
Application for Discharge of Condition - Planning Permission Reference: 125681/FO/2019

Please find enclosed an application for the discharge of Condition 8 attached to Planning Permission ref: 125681/FO/2019 granted 23 Apr 2021.

The Planning Permission relates to the erection of a 12 storey residential building on the Site bound by Thompson Street to the north east, Oldham Road to the south, Bendix Street to the south west and a building occupied by Turning Point to the north west.

The Applicant is Mulbury Homes (Central) Ltd

For clarity, the description of development for proposals are as follows:

“Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Condition 8.

Table 1: Conditions 8 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 8</u> No development groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of	A Written Scheme of Investigation (WSI) has been prepared by Salford Archaeology in accordance with the requirements of this condition.

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archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: a. Archaeological evaluation trenching b. Targeted open area excavation 2. A programme for post investigation assessment to include: i. 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. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.	The WSI has been agreed with Greater Manchester Archaeological Advisory Service through pre-application discussions. This information is submitted to discharge Condition 8 in full.
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Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

The fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-10024072.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 2921 119) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

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