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Dear Jennifer,

**Planning Permission Ref 123437/FO/2019: 4 Angel Square, Corporation Street, Manchester
Request to Discharge Conditions 3 and 42**

Please find enclosed an application for the full discharge of Condition 3 (Archaeology) and partial discharge of Condition 42 (Wind Mitigation) attached to Planning Permission Ref: 123437/FO/2019 (approved 26 July 2019). The Applicant is NOMA (GP) Ltd.

The Planning Permission relates to:

"Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works."

Condition 3 – Archaeology

Condition 3 is worded as follows:

"No soft-strip, demolition or development groundworks shall take place until the applicant or their agents or successors in title have 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 WSI shall cover the following:

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

- *archaeological building survey (Historic England level 2)*
- *archaeological evaluation through trial trenching*
- *dependent on the above, targeted open area excavation and recording (subject to a separate WSI)*

2. A programme for post investigation assessment to include:

- *production of a final report on the results of the investigations and their significance.*

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- 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."*

A Written Scheme of Investigation (WSI) (August 2019) and a Historic Building Investigation Report (October 2019) both prepared by Salford Archaeology, were submitted to Manchester City Council previously and considered to be sufficient to satisfy Part 1 of Condition 3; as detailed in a Decision Notice dated 12 November 2019 (CDN/19/0860).

This enabled the approved scheme to be implemented, including the trial trenching and follow-on larger scale archaeological excavation.

An Archaeological Investigation Technical Report has now been prepared by Salford Archaeology and is submitted in support of this application to enable the full discharge of Condition 3. The Report details the methodology and results of the excavations, alongside the significance of the finds, as summarised below.

The evaluation trenching was carried out in two phases, with the first tranche comprising the excavation of five trenches across the eastern and northern parts of the site, which was completed in December 2019; the remaining three trenches were placed across the western part of the site, and were excavated in March 2020.

Based on the results obtained from the initial evaluation trenching and following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as Archaeological Advisors to Manchester City Council, two parts of the site were targeted for further and more detailed excavation.

The first, larger, area measured c. 25m x 6m and was placed across the footprint of four post-medieval buildings that had occupied Nos 110 – 116 Long Millgate, together with the site of the former Chetham Arms inn in the western part of the site. Some further excavation of a well that was uncovered in Trench 2 was also carried out. Four phases in the development of the site were recognised from the excavated remains, spanning the post-medieval period to the 20th century.

The archaeological investigation has provided a valuable opportunity to examine the remains for former buildings on the fringe of the medieval core of Manchester. Whilst it is not possible to ascribe a firm date to the earliest foundations encountered during the excavation, it is likely that they represented the remains of a building erected in the 17th century, based on the combined use of stone and thin hand-made bricks in the fabric of a vaulted cellar, coupled with the recovery of a single sherd of 17th-century pottery. The vestiges of the cellar wall for the former Chetham Arms was also identified, which is similarly likely to have been constructed in the 17th century.

The excavated buildings on Long Millgate had been subject to considerable remodelling, or complete reconstruction, before the end of the 18th century. It is likely that Nos 110 and 112 Long Millgate were constructed using a two-up and two-down cottage plan-type (Brunskill 1997, 158-63), although probably with an additional storey containing a loom-shop and two-room cellars that may have been used as separate dwellings. This may reflect the increasing pressure on the local housing stock as Manchester's population expanded exponentially, creating a huge demand for dwellings. It was during this period that rows of workers' houses were erected along Beswick Row and Blakeley Street, although the late 18th-century remains uncovered in that part of the site appeared to represent a workshop rather than a dwelling.

The well-preserved remains of the properties on Long Millgate have added significant detail to the 18th- and 19th-century cartographic evidence, which depicts them in block-plan form only and doesn't betray the presence of cellars, and has enabled a detailed account of their form and development to be compiled. The results obtained from the work has informed several key initiatives outlined in the current North West Archaeological Research Framework.

These results obtained from the excavation will be placed in the public domain via an appropriate level of dissemination. A copy of the Report will be made available for the Greater Manchester Historic Environment Record. The results of the archaeological investigation will form the basis of a full archive to professional standards, in line with current CIfA guidelines updated 2014. In addition, a copy of the Report will be publicly available for downloading via the University of Salford's Figshare website; a data repository designed to manage and share research data outputs: <https://salford.figshare.com/>

On this basis we request that Condition 3 is now fully discharged.

Condition 42 - Wind Mitigation

Condition 42 is worded as follows:

"Prior to any above ground works, a wind mitigation proposal for corporation street shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the building and thereafter retained and maintained in situ."

The requirement for the Condition 42 has arisen as a result of the Wind Microclimate Assessment submitted in support of the planning application for 4 Angel Square. This Assessment showed that the Proposed Development in the context of existing surroundings landscape (2019 submission) removed three pre-existing safety issues, and significantly improved the pre-existing safety issue adjacent to the Parkers Hotel Apartment building. This safety issue was seen to be reduced to a very small area, directly adjacent to the façade of this building, where it is unlikely that pedestrians would walk. Therefore, this issue becomes practically negligible.

Following on from the Wind Microclimate Assessment supporting the planning application (2019) another CFD study was undertaken (2020) to assess the impact of the additional proposed mitigation (a planter located adjacent to the Parkers Hotel Apartment building) on resolving the remaining safety issue.

A Wind Mitigation Report has been prepared by BuroHappold and is submitted in support of this application to discharge Condition 42 and details this assessment. The assessment was carried out for one configuration as agreed with the MCC; which was the proposed development in the context of surrounding buildings and landscape. The assessment revealed that the proposed mitigation is sufficient to resolve the existing safety issue.

However, in order to resolve the safety issue, the required dimensions of the planter are such that the MCC Highways requirements are not met, i.e. the remaining space available on the pavement after implementation of the planter is approximately 1.4m (compared to the MCC Highways minimum requirement of 1.8m).

It should be noted that the safety issue by the Parkers Hotel Apartment building results from the exceedance of a wind speed of 15 m/s for approximately 2.5 hrs per year. Moreover, there has not been anecdotal reference of high wind speeds occurring in this location as it stands, i.e. in the baseline scenario which resulted in a larger area of safety exceedance at this location than the scenario including the Proposed Development and landscape. Therefore, it is considered that the safety issue in the studied scenario is low risk even without implementation of the proposed mitigation. As such, it is concluded that the planter is not required.

This issue was highlighted to MCC during pre-application communication prior to the submission of this application to discharge Condition 42. The Case Officer concluded that the proposed approach was acceptable, subject to the situation being reviewed on completion of the building; to confirm that there are no safety issues associated with the wind climate adjacent to the Parkers Hotel Apartment building.

On this basis, we request that Condition 42 is now partially discharged.

Application Documentation

The following documents are submitted through the Planning Portal (Ref: PP-08912949) as part of the application:

- Application Form – prepared by Deloitte Real Estate;
- Written Scheme of Investigation (August 2019) – prepared by Salford Archaeology;
- Historic Building Investigation (October 2019)– prepared by Salford Archaeology;
- Archaeological Investigation Technical Report (July 2020) – prepared by Salford Archaeology; and
- Wind Mitigation Report - prepared by BuroHappold.

The Application Fee of £116 has been paid online via the Planning Portal.

We request Manchester City Council's written consent that the enclosed information is sufficient to allow the full discharge of Condition 3 and the partial discharge of Condition 42.

Please contact my colleague Laura Feekins (+44 161 455 6324/ lfeekins@deloitte.co.uk) if you have any questions or require any further information

Yours sincerely



John Cooper
For Deloitte LLP