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25 September 2025

Dear Angela

PLANNING APPROVAL REF: 132626/FO/2022
48 STORE STREET MANCHESTER M1 2WA
ERECTION OF 15 STOREY BUILDING COMPRISING 54 APARTMENTS (USE CLASS C3) WITH ASSOCIATED RESIDENTIAL FACILITIES, LANDSCAPING, ACCESS AND ASSOCIATED DEVELOPMENT
APPLICATION FOR DISCHARGE OF PRE-COMMCEMENT CONDITIONS: 4, 5, 6, 7 (partial), 9, 11, 12, 16 and 36
PLANNING PORTAL REF: PP-14360169

Further to our recent conversations, and following approval of NMA (ref: 143338/NMC/2025) please find enclosed an application to discharge the following pre-commencement conditions:

Condition 4. Enabling works package

Condition 5. Reinstatement works package

Condition 6. Site investigation

Condition 7. Construction Management Plan (this is a partial discharge for the enabling and ground works phase)

Condition 9. Surface water drainage works

Condition 11. Written Statement of Archaeological Investigation

Condition 12. Piling

Condition 16. Local benefit proposal

Condition 36. UXO risk management plan

As you will be aware planning approval 132626/FO/2022 expires in December 2025. Your continued assistance, and in this instance to determine this application at the earliest opportunity, will therefore be gratefully received.

The application is supported by the following information prepared by my client's design and construction management team:

(Condition 4 and 5, Enabling works and reinstatement)

1. Enabling Works Package *(Merebridge Construction)*
2. Enabling Works Package Appendix 1 – Existing Site Topography
3. Enabling Works Package Appendix 2 – Phase 1 Enabling Works Plan
4. Enabling Works Package Appendix 3 – Reinstatement Plan
5. Enabling Works Package, Appendix 4 – Phase 2 Enabling Works Details
6. Enabling Works Package, Appendix 5 – Phase 3 Enabling Works Details
   This material also supports the Construction Management Plan submission

Condition 6. Site investigation

7. Phase 2 Ground Investigation Report, Ref E250321 *(Edlington Consulting Group Limited)*

Condition 7. Construction Management Plan (for the enabling works and initial ground works phase)

8. Construction Phase Environmental Management Plan, July 2025, V1 *(Merebridge Construction)*
9. Health and Safety Construction Phase Plan, 19/09/25 *(Merebridge Construction)*
   This material should read with the submitted Enabling Works package.

Condition 9. Surface water drainage works

10. LV0118-TC-SS-DT-DR-C-051-P1 Drainage Details Sheet 1 *(Thomas Consulting)*
11. LV0118-TC-SS-DT-DR-C-052-P1 Drainage Details Sheet 2 *(Thomas Consulting)*
12. LV0118-TC-SS-DT-DR-C-053-P1 Drainage Details Sheet 3 *(Thomas Consulting)*
13. LV0118-TC-SS-GND-DR-C-050-P1 Below Ground Drainage Arrangement *(Thomas Consulting)*

Condition 11. Archaeology

14. Written Scheme of Investigation, 18th September 2025 *(Archaeological Research Services Limited)*

Condition 12. Piling

15. LV0118-TC-SS-FND-DR-S-201-P1 Piling GA *(Thomas Consulting)*

Condition 16. Local benefit proposal

16. Local Benefit Proposals, 29th July 2025 *(Merebridge Construction)*

Condition 36. UXO

17. Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy. Ref: 11937 *(Alpha Associates)*

I trust the application can be validated and as noted above approved at the earliest opportunity. If you do require any further information, please do not hesitate to contact me.

Yours sincerely

