

29 July 2025

Delivered Electronically

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Our Ref: JADM300

Dear Sir/Madam

DISCHARGE OF CONDITION NO. 4(A), 5 AND 8 PURSUANT TO PLANNING PERMISSION 134953/FO/2022, AT 68-70 OLDHAM STREET, MANCHESTER, M4 1LF

Please find enclosed on behalf of our client, Jadebricks Manchester Limited (the applicant), an application to discharge condition no. 4(a), 5 and 8 attached to planning permission ref. 134953/FO/2022 which concerns the erection of a 10 storey building and aparthotel with ground floor commercial uses at 68-70 Oldham Street, Manchester, M4 1LF.

The application is submitted via the Planning Portal (ref. PP-13107471) and comprises the following information:

- Completed Application Forms;
- This Covering Letter;
- Condition 4(a) - Geotechnical Ground Investigation, ref, 6178/VSE-G March 2025, prepared by GeoAssist Limited;
- Condition 4(a) - Phase II Contaminated Land Risk Assessment, ref. 6178/VSE-CLRA dated March 2025, prepared by GeoAssist Limited;
- Condition 4(a) - Preliminary Unexploded Ordnance (UXO) Threat Assessment, ref. V1.0, prepared by Alpha Associates;
- Condition 4(a) - Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy, ref. V1.0 dated 10th April 2025, prepared by Alpha Associates;
- Condition 5 - Construction Management Plan, Rev A dated September 2022, prepared by Cumming;
- Condition 8 - Project Design: Historic Building Investigation V1.1 prepared by Civic Engineers; and
- Condition 8 - Email from Greater Manchester Archaeology Advisory Service, dated 27th June 2025.

The requisite application fee of £298.00 has been paid online via the Planning Portal.

Background

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Full Planning Permission 134953/FO/2022 was granted on the 6th February 2023 at 68-70 Oldham Street Manchester, M4 1LF (the site) for the development listed below:

‘Partial demolition of existing buildings (68-70 Oldham Street) (retention of facades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10 storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3 storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (use class E)((a), (b), (c), (e) and (g) only.’

The Council is aware of the intention to undertake a material operation on site (‘Initial Works’) in accordance with Section 56 (4)(a) of the Town and County Planning Act 1990 (‘the 1990 Act’), before then returning to the development to complete the development (‘Main Phase Works’). Some planning conditions attached to the above permission relate to the whole of the development/site, and as such, it has been necessary to re-word several conditions to facilitate the phased delivery of the scheme.

This approach was agreed in principle with Manchester City Council (MCC) on 27 February 2025. Subsequently, a Non-Material Amendment (NMA) application (ref: 143316/NMC/2025) to amend the relevant condition wording was approved on 24 July 2025. Accordingly, the information submitted reflects the amended conditions as approved under application ref. 143316/NMC/2025.

The following (partially re-worded) pre-commencement planning conditions require discharging prior to the Initial Works commencing on site:

- Condition 4(a): Site Investigation and Remediation
- Condition 5: Construction Management Plan
- Condition 8: Written Scheme of Investigation
- Condition 41: Scaffolding Methodology
- Condition 42 (a) and (b): Façade Details

This application relates specifically to the discharge of Conditions 4(a), 5, and 8 only. Conditions 41 and 42 will be addressed through a separate application.

Condition 4(a)

Condition 4(a) relates to a Site Investigation and Remediation and states that:

‘Notwithstanding the Phase 1 Desk Study by Solmek, 1 August 2022, S220723, 68- 70 Oldham Street & 61 Spear Street, Manchester stamped as received on 14-09-22 prior to the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) should be submitted for approval in writing by the City Council, as Local Planning Authority specific to the Early Works:

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- *Updated final risk assessment/ground investigation; and*
- *Remediation Strategy. [...] ”*

A ground investigation and remediation strategy has been undertaken for the site at 61–63 Spear Street, and the relevant details are enclosed with this application. As the initial works are confined to this part of the site (i.e., Spear Street), the submitted information is considered sufficient to discharge Condition 4(a) in relation to the initial works. The findings confirm that there is currently a low risk of soil contamination to end-user receptors at the site. Furthermore, the site presents a low risk to controlled waters and the wider environment in its present condition.

It is recommended that careful observations be made during site preparation and foundation works to confirm the current assessment of site conditions. Should any evidence of contamination not previously identified be found, it should be brought to the attention of the Local Planning Authority (LPA) as soon as practicably possible.

Condition 5

Condition 5 relates to a Construction Management Plan (CMP) and states that:

“Prior to the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor -Initial Works) commencing a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority. [...]”

The CMP prepared by Cumming, submitted with the original application, outlines the working practices that will be implemented for the purposes of the Initial Works. As such, this information is considered sufficient to enable the discharge of this condition.

Condition 8

Condition 8 (which was not amended by the NMA application) relates to a Written Scheme of Investigation (WSI) and required that a detailed programme of works is submitted to and approved by the local planning authority. This condition states that:

No development works shall take place until a Written Scheme of Investigation (WSI), including a programme of works, has been submitted to and approved in writing by the local planning authority. No development works shall take place until a Written Scheme of Investigation (WSI), including a programme of works, has been submitted to and approved in writing by the local planning authority. The WSI, which shall be implemented in accordance with the approved details and programme, shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - historic building investigation;

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- informed by the above, where required, archaeological evaluation trenching;
 - pending the results of the above, where required, a 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.

A Project Design (formally known as a Written Scheme of Investigation) for an historic building investigation has been prepared by Civic Engineers and outlines a comprehensive programme for archaeological investigation, which includes trial trenching to determine, record, and report on the nature, extent, preservation, and significance of archaeological remains at the Site.

The Project Design was shared with Ian Miller at the Greater Manchester Archaeological Advisory Service (GMAAS), who reviewed and approved the scheme via email on 27 June 2025. As such, this information is considered sufficient to enable the discharge of this condition.

Consideration of the Application

This letter and enclosures have been submitted to the Council and are considered to be sufficient to discharge conditions 4(a), 5 and 8 in relation to planning permission ref. 134953/FO/2022 to undertake the Initial Works on site.

I trust you will find the enclosed to be in order, however, should you have any queries in respect to this submission or require any additional information to inform your consideration of this application, please do not hesitate to contact me.

Yours sincerely

Lydia Connell

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Planner

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