

Development Management - Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our ref: AL/22-01715
Your ref: PP-14354546
Date: 24th September 2025

Dear Sirs,

RE: DISCHARGE OF CONDITION APPLICATION FOR CONDITION 6: FLOOD MITIGATION OF PERMISSION REF: 135342/FO/2022 FOR ARCHES 1-4 & 6 - 11, CORPORATION STREET AND LAND ADJACENT TO DANTZIC STREET, MANCHESTER, M4 4DG.

We act on behalf of The Arch Company and have been instructed to submit a discharge of condition application to discharge Condition 6 under planning permission ref: 135342/FO/2022:

'Change of use for drinking establishments with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/cafe uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6 -11 at Corporation Street'.

Condition 6 states:

Prior to the commencement of the development 'excluding demolition works to the arch facades and removal of internal slabs and excavation works' a flood resistance and resilience strategy in accordance with the approved Flood Mitigation report V3 received by the City Council, as Local Planning Authority, on the 4 July 2023, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include features such as physical barriers, raised electrical fittings and special construction materials. The approved strategy shall be implemented and the measures in situ prior to the first use of the development hereby approved.

Reason - In the interest of minimising the arches to the risk of flooding pursuant to policy EN14 of the Manchester Core Strategy (2012).

Condition 6 requires the submission of a flood resistance and resilience strategy in accordance with the approved Flood Mitigation Report V3. The proposed flood mitigation methods recommended within Report V3 have been applied, together with the Flood Mitigation Plan (ref: 19-259-014-SGP-ZZ-ZZ-DR-A-201001-P04, *Corporation Street Single Substation*), which incorporates a typical flood barrier for the substation.

The application has been submitted online via the Planning Portal (PP-14354546), and is supported by the following documents:

- Application Form signed and dated
- Decision Notice Ref: 135342/FO/2022
- Previous Flood Mitigation report V1a
- Flood mitigation Plan for Substation ref: 19-259-014-SGP-ZZ-ZZ-DR-A-201001-P04 Corporation Street Single Substation
- Planning Letter, prepared by Rapleys LLP

A payment of £383.00 (including Planning Portal Service Charge) to cover the planning application fee has been paid to Manchester City Council via the Planning Portal.

CONCLUSION

We trust that the submitted details satisfy the requirements of the conditions and request that they be discharged at the earliest opportunity, to facilitate the implementation and construction of the development without delay.

We look forward to receiving the Council's written confirmation of the registration of the application. Should you have any queries on the submission, please contact Abraham Laker on the details below.

Yours faithfully,

