

Manchester City Council Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

06 October 2025

Planning Portal Reference: PP-14385651

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 4 (GROUND)**

PLANNING CONSENT: 120149/FO/2018

CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ

Please find enclosed a planning application to discharge condition 4 part c (Ground) of Planning Consent: 120149/FO/2018 concerning Car Park Between 57 And 59 Ducie Street, Manchester, M1 2JQ.

The application has been made on behalf of the applicant, Urbano Red Ltd, and has been submitted online via the Planning Portal (PP- 14385651).

The application comprises:

- Completed planning application form;
- Condition 4 letter prepared by Bid Red Industries

BACKGROUND

On 19 March 2019, the following application was approved by Manchester City Council:

'Erection of 7 to 8 storey residential building (Class C3) to provide 41 apartments (7 x 1-bedroom 1-person apartments, 6 x 1-bedroom 2-person apartments, 6 x 2-bedroom 3-person apartments, 22 x 2-bedroom 4-person apartments) with associated landscaping and other works.'

This application is seeking to discharge part c of Condition 4 (Ground).

DISCHARGE OF CONDITION 4

This discharge of condition application is supported by a suite of documents which have been outlined in Table 1.0 below.

No	Condition	Information Submitted
4 part c	When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.	Condition 4 letter prepared by Bid Red Industries

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours faithfully,

Nikki Sills

Partner

Zerum Planning