

09 September 2025

F.A.O Lucy Harrison
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Lucy

Gallery Gardens, Manchester – Application for Partial Discharge of Conditions 6 and 8 of Planning Permission Ref: 124302/FO/2019

Please find enclosed a condition discharge application in relation to Gallery Gardens, Manchester, Planning Permission Ref: 124302/FO/2019. The application is submitted by Drum Capital Projects Ltd. (the “Applicant”).

This application is submitted to partial discharge conditions 6 (archaeology) and 8 (CMP) attached to Planning Permission 124302/FO/2019.

Planning Permission Reference 124302/FO/2019 approved the following description of development:

“The demolition of the existing building on site and the erection of a residential-led mixed use development within two build blocks ranging from 8 to 18 storeys in height. The development consists of 366 residential units (C3); 217 sq.m of commercial floor space (Use Classes A1, A2, A3, A4, B1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements and other associated works.”

The Planning Permission Ref: 124302/FO/2019 was subject to 1no. Non-Material Amendment Application, as follows:

- Ref: 140495/NMC/2024 (approved on 07 August 2024) to amend Conditions 2 (Approved Drawings), 4 (phasing), 5 (ground contamination), 6 (archaeology), 7 (local labour agreement),

(CMP), 10 (EV Charging)¹, 11 (materials), 12 (landscaping), 13 (roof top design), 14 (SuDs) and 17 (TV reception).

Planning History

It is acknowledged that a condition discharge application (Ref: CDN/24/0756) seeking to partially discharge. Condition 8(b) (CMP – demolition only) was submitted in 09 August 2024 and refused on 22 October 2024 on the basis of the following grounds (as stated on the decision notice):

“The submitted documents do not include emergency site contact details and not enough information is provided with regard to sheeting of construction vehicles (only waste vehicles are mentioned).”

The previous grounds for refusal have been addressed in the revised supporting information submitted with this Application.

Conditions Discharge

This section sets out the relevant condition wording and the documents that are submitted in support of the application for the partial discharge of conditions 6 and 8.

Table 1 below confirms the condition and supporting information submitted with this Application.

Table 1: Condition, Partial or Full Discharge, and Submitted Information

Condition Wording		Partial or Full Discharge	Supporting Information
6	Archaeology <i>No development shall take place unless and until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works. The works are to be secured through and undertaken in accordance with a Written Scheme of Investigation (WSI) prepared by the appointed archaeological contractor and submitted to Greater Manchester Archaeological Advisory Service for agreement. The WSI shall cover the following:</i> <i>a) A phased programme and methodology of investigation and recording that includes:</i> <i>targeted archaeological evaluation through trial trenching;</i> <i>dependent on the evaluation trial trenching above, targeted open area excavation and recording (subject to a separate WSI);</i>	Partial Discharge – WSI only.	WRITTEN SCHEME OF INVESTIGATION - Gallery Gardens / Block A, Greater Manchester Evaluation Trenching, prepared by Archaeological Research Services Ltd. Dated September 2025.

¹ For the avoidance of doubt, it should be noted that condition 10 (EV Charging) is not referenced within the description of development, as stated on the 140495/NMC/2024 Decision Notice (dated 07 August 2024), however, the amended condition wording is detailed within the Decision Notice.

Condition Wording	Partial or Full Discharge	Supporting Information
<i>b) A programme for post investigation assessment to include:</i> <i>• analysis of the site investigation records and finds;</i> <i>• production of a final report on the significance of the below-ground archaeological interest;</i> <i>c) Deposition of the final report with the Greater Manchester Historic Environment Record;</i> <i>d) Dissemination of the results of the archaeological investigations commensurate with their significance;</i> <i>e) Provision for archive deposition of the report and records of the site investigation;</i> <i>f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI</i>		
8 CMP <i>a) Prior to the commencement of Phase 1 (as shown on drawing ref. 6335-JMA-01-ZZDR-A-SK00010-S2-P01) of the development, a detailed construction management plan outlining working practices during Phase 1 Early Works shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the construction management plan shall include:</i> <i>*Display of an emergency contact number;</i> <i>*Details of Wheel Washing;</i> <i>*Dust suppression measures;</i> <i>*Compound locations where relevant;</i> <i>*Location, removal and recycling of waste;</i> <i>*Routing strategy;</i> <i>*Parking of construction vehicles and staff;</i> <i>*Sheeting over of construction vehicles;</i> <i>*Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place. Development shall be carried out in accordance</i>	Partial Discharge – part b (demolition) only.	Method Statement Demolition & Dismantling Activities., prepared by Metropolitan Demolition. Dated 27/06/2025.

Condition Wording	Partial or Full Discharge	Supporting Information
<i>with the approved demolition and construction management plan.</i> <i>b) Prior to the commencement of Phase 2 (as shown on drawing ref. 6335-JMA-01-ZZDR-A-SK00010-S2-P01) of the development, a detailed demolition and construction management plan outlining working practices during Phase 2 development (including demolition works) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include:</i> <i>*Display of an emergency contact number;</i> <i>*Details of Wheel Washing;</i> <i>*Dust suppression measures;</i> <i>*Compound locations where relevant;</i> <i>*Location, removal and recycling of waste;</i> <i>*Routing strategy and swept path analysis;</i> <i>*Parking of construction vehicles and staff;</i> <i>*Sheeting over of construction vehicles;</i> <i>*Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place;</i> <i>Development shall be carried out in accordance with the approved demolition and construction management plan.</i>		

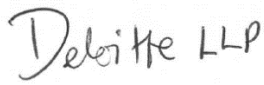
Summary

In addition to the documents listed above and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-14281365.

A fee has been paid to Manchester City Council for £383, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Conditions 6 and 8 as outlined above. [REDACTED]

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is positioned to the left of a vertical line that separates it from the typed name below.

For Deloitte LLP

Encl.