

24 June 2025

Delivered via Planning Portal

Lucy Harrison
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Lucy

DISCHARGE OF CONDITION 50B PURSUANT TO PLANNING PERMISSION (REF. 135419/FO/2022): ONE MEDLOCK STREET, MANCHESTER, M15 5FJ

On behalf of HG Construction ('the Applicant'), we are pleased to enclose an application to discharge Condition 50B (Art Wall) pursuant to planning permission (ref. 135419/FO/2022) at the above site.

The application is submitted via the Planning Portal (ref. PP-14124508) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- Completed Application Forms;
- This Covering Letter;
- David Murphy - One Medlock Street, Manchester Facade Artwork Design Development (June 2025);
- Final Design Layout drawing (ref: OMS_FinalDesign_Layout); and,
- CGI of the Artwall (ref: OMS_ArtWall_CGIv4).

The requisite application fee of £298 has been paid online via the Planning Portal.

Background

As Manchester City Council ('MCC') is aware, a full planning permission for the demolition of the existing hotel building and structures and redevelopment of the site to comprise two buildings of office and purpose-built student accommodation units has been granted on 8th November 2023 (ref. 135419/FO/2022) ('the Original Permission'). The full wording of the approved development is as follows:

Level 5 Transmission
6 Atherton Street
Manchester
M3 3GS

T 0161 233 7676 turley.co.uk

Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.

Table 1 below provides an overview of the discharge of conditions applications progressed pursuant to Phase B of the permission only (purpose-built student accommodation units) in accordance with approved phasing plan (drawing ref. 2072-PLA-XX-XX-DR-L-0012).

Table 1: Discharge of Condition Planning Application Summary (Relevant to Phase B)

Application Reference	Condition No.	Status
CDN/23/0780	43a (Contaminated Land)	Discharged
	44 (Archaeology)	Partially discharged
	45 (CMP)	Discharged
	46a (Local Labour Construction)	Discharged
	48 (Carriageway Condition Survey)	Discharged
	54a (TV Reception)	Discharged
CDN/23/0830	50a (Art Wall Programme)	Discharged
	51a (Landscape Programme)	Discharged
	52a (SuDS)	Discharged
	55 (Radar Mitigation Scheme)	Discharged
	57a (Acoustics)	Partially discharged
	72 (Vehicle Access Strategy)	Discharged
CDN/24/0281	49a (Materials)	Discharged
CDN/24/0491	4 (Contract for redevelopment)	Discharged
	50a (Art Wall Programme)	Discharged
CDN/24/1040	44 (Archaeology)	Discharged
CDN/25/0390	51a (Landscape Programme)	Discharged

Condition 50 Art Wall

Condition 50 states:

“(a) Prior to the commencement of development of the Block B phase, with the exception of site clearance and demolition, a programme of procurement for the design of the artwork for the proposed art wall shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The final details of the art wall shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme agreed in part (a) above.

The development shall be carried out in accordance with the approved details."

Part A of the condition was discharged as part of application LPA Ref: CDN/23/0830 through the submission of an Art Work Programme (Programme No: 00001 Rev: PCSA (R6)), prepared by RG Group, which detailed the procurement for the design of the artwork for the proposed art wall.

This application seeks to discharge of Part B of the condition and secure the full discharge of Condition 50 through the submission of the 'David Murphy - One Medlock Street, Manchester Facade Artwork Design Development' (June 2025) presentation pack.

The presentation pack relating to the submission was originally presented to MCC on 5th March 2025, and has subsequently been finalised for the purpose of this discharge of condition application. In addition to the presentation pack a Final Design Layout drawing (ref: OMS_FinalDesign_Layout) and a CGI (ref: OMS_ArtWall_CGIv4) of the Artwall are submitted.

I trust that the final details of the Art Wall are acceptable that the details can approved by the City Council, and the condition fully discharged.

Conclusion

I trust that you have the relevant information to validate this application and discharge Condition 50B pursuant to planning permission (ref. 135419/FO/2022).

Should you have any queries, or require more information please contact myself or my colleague [REDACTED]

[REDACTED]
Yours sincerely

[REDACTED]
Melissa Lee Wing Tung
Assistant Planner

[REDACTED]