

1st August **01 August 2025**

Delivered Electronically

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Our Ref: JADM300

Dear Sir/Madam

DISCHARGE OF CONDITION NO. 41 AND 42 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. 41 and 42 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;
- Facade Condition and Heritage Report, dated June 2025 prepared by Civic Engineers
- Facade External Observations, dwg no. 2044-01-CIV-XX-XX-SK-S-2001, Rev P01
- Facade Internal Observations, dwg no. 2044-01-CIV-XX-XX-SK-S-0002, Rev P01
- Photo Sheet 1 dwg no. 2044-01-CIV-XX-XX-SK-S-0003, Rev P01
- Photo Sheet 2, dwg no. 2044-01-CIV-XX-XX-SK-S-0004, Rev P01
- Photo Sheet 3, dwg no. 2044-01-CIV-XX-XX-SK-S-0005, Rev P01
- Photo Sheet 4, dwg no. 2044-01-CIV-XX-XX-SK-S-0006, Rev P01
- Photo Sheet 5, dwg no. 2044-01-CIV-XX-XX-SK-S-0007, Rev P01
- Photo Sheet 6, dwg no. 2044-01-CIV-XX-XX-SK-S-0008, Rev P01
- Photo Sheet 7, dwg no. 2044-01-CIV-XX-XX-SK-S-0009, Rev P01

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

Background

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:

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

‘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 41 and 42. Conditions 4(a), 5 and 8 will be addressed through a separate application.

Condition 41

Condition 41 relates to scaffolding methodology to support the facade works and states:

“Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the facade including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.”

The Facade Condition and Heritage Report prepared by Civic Engineers outlines the scaffolding requirements at Oldham Street, Warwick Street, and the return wall by the Castle Hotel to facilitate

access and structural support during works at No.68 Oldham Street. As such, this information is considered sufficient to enable the discharge of this condition.

Condition 42

Condition 42 relates to the retained elements and states that:

“(a) Notwithstanding the details as set out in condition 2 above the Initial Works as set out within the Oldham Street Programme of Works 26-06-25 and 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) dwgs shall not commence unless and until final details of the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

(i) Based on a full heritage and conditions survey / report detailing the existing condition of the facade, a schedule of remedial, repair and stabilisation works to the Oldham Street façade informed by the survey / report including (but not limited to) removal of the netting; reglazing and repair of windows, render repair, redecoration of facade above ground level; graffiti removal and redecoration of ground floor frontage; and

(ii) A programme for implementing the works agree in (a) to be undertaken in tandem with the Early Works

(b) Notwithstanding the details as set out in condition 2 above the Main Phase Works shall not commence unless and until final details (including where appropriate specification and method statement) for the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

- c. Full survey / investigation / reinstatement and repair strategy and details / methodology for façade reinstatement.*
- d. Details of how windows would be repaired and reinstated;*
- e. Details of the proposed method of external cleaning;*
- f. Interface details between new and retained elements.*
- g. Specification and methodology for paint removal, pointing and any replacement brickwork;*
- h. Removal of the non-original concrete finish reinstatement of former entrances on Spear Street; and*
- i. Full decoration / finishes of all retained external facades.”*

The Facade Condition and Heritage Report prepared by Civic Engineers has been submitted in support of the discharge of this condition. The report outlines the structural form of the facade and identifies defects to inform a repair strategy. It also highlights the elements of the façade that hold heritage value.

Defects have been documented in the accompanying survey report, with sketches and photographs provided to illustrate the location and extent of these issues. The report offers recommendations for further investigations and proposes initial repair strategies. 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 41 and 42 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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