

9 May 2025

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

FAO Jennifer Atkinson

Dear Jennifer,

Manchester Digital Campus – Application for Discharge of Condition 8 of Planning Permission Ref: 141607/FO/2024

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 141607/FO/2024 for the Manchester Digital Campus, Manchester City Centre. The application is submitted by Government Property Agency ('the Applicant').

This application is submitted to fully discharge Condition 8 (Archaeology) attached to Planning Permission 141607/FO/2024 which approved the following description of development:

"Creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park)."

Conditions Discharge

This section sets out the relevant documents that are submitted in support of the application for the full discharge of Condition 8 (Archaeology) attached to Planning Permission 141607/FO/2024.

The Applicant has liaised directly with the Greater Manchester Archaeological Advisory Service, who confirmed via email correspondence dated 16th April 2025 that the information submitted in support of this application, is acceptable.

A summary of the condition wording and information submitted is set out in Table 1 below.

Table 1: Condition, Partial Discharge and Information Submitted

	Condition Wording	Partial or Full Discharge	Documents Submitted
8	<p>Archaeology</p> <p><i>“Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), the enabling phase shall not take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the City Council, as Local Planning Authority.</i></p> <p><i>The Project Design shall cover the following:</i></p> <ol style="list-style-type: none"> <i>A phased programme and methodology of investigation and recording to include:</i> <ul style="list-style-type: none"> <i>archaeological monitoring and recording;</i> <i>archaeological evaluation (in line with an Updated Project Design);</i> <i>pending the results of the above, an open-area excavation.</i> <i>A programme for post-investigation assessment to include:</i> <ul style="list-style-type: none"> <i>production of a final report on the results of the investigations and their significance.</i> <i>Deposition of the final report with the Greater Manchester Historic Environment Record.</i> <i>Proposals for community engagement and dissemination of the results of the archaeological investigations commensurate with their significance, which may include publication in the Greater Manchester's Past Revealed series of booklets.</i> <i>Provision for archive deposition of the report and records of the site investigation.</i> <i>Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.”</i> 	Full Discharge	<p>Project Design: Watching Brief and Evaluation prepared by Civic Heritage (dated April 2025)</p> <p>Email correspondence dated 16th April 2025, from the Greater Manchester Archaeological Advisory Service confirming acceptance to the supporting information listed above.</p>

Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-13989848.

A fee has been paid to Manchester City Council for £298, 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 full discharge of Condition 8 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk) or Matt Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is contained within a light grey rectangular box.

For Deloitte LLP

Encl.