5th November 2024
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 44 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 44 (Archaeology PhB) pursuant to planning permission (ref. 135419/FO/2022) at the above site.

The application is submitted via the Planning Portal (ref. PP-13488648) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- Completed Application Forms
- This Covering Letter
- Written Scheme of Investigation (WSI) for an archaeological Strip Map Record, prepared by Salford Archaeology – *approved under application ref. CDN/23/0780*
- Archaeological Desk-Based Assessment, prepared by Salford Archaeology - *approved under application ref. CDN/23/0780*

The requisite application fee of £145 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:

> *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*

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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.

A full history of the applications post approval (relevant to Phase B only) can be seen below in Table 1.

Table 1: Application History Summary (Relevant to Phase B)

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

Condition 44 Archaeology PhB

Condition 44 states:

""Prior to the commencement of development in the Block B phase, with the exception of site clearance and demolition, a programme of archaeological works shall be undertaken in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved in writing by the City Council as local planning authority. The WSI shall cover the following:

1. *A phased programme and methodology of investigation and recording that includes:*
   - *archaeological evaluation trenching;*
   - *pending the results of the above, a targeted open-area excavation (subject to a revised WSI).*
2. *A programme for post-investigation assessment to include:*
   - *production of a final report on the results of the investigations and their significance.*
3. *Deposition of the final report with the Greater Manchester Historic Environment Record.*

4. *Dissemination of the results of the archaeological investigations commensurate with their significance.*

5. *Provision for archive deposition of the report and records of the site investigation.*

6. *Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI"*

Pursuant to the application (ref. CDN/23/0780) that partially discharge condition 44, this application seeks to fully discharge condition 44. Para. 2.4.7 of the enclosed Written Scheme of Investigation, which was previously approved under application (ref. CDN/23/0780), confirms that archaeological interest is related to Block A (the office building) only, with Block B (PBSA) containing no known remains of archaeological significance and will not form part of the archaeological evaluation outlined within the WSI.

In this instance, there will be no further archaeological work required to be carried out in Block B, and the request of the archaeological works, as stated in the Decision Notice (ref. CDN/23/0780), is not relevant to Block B.

Conclusion

I trust that you have the relevant information in order to validate this application and discharge Condition 44 pursuant to planning permission (ref. 135419/FO/2022). However, should you have any queries, please contact myself or my colleague Andrew Bickerdike (andrew.bickerdike@turley.co.uk).

Yours sincerely

Melissa

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Assistant Planner

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