

FAO Rob Griffin
Planning and Regeneration
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Ref: 098-008
Date: 31 May 2024

Dear Rob

Xaverian College, Lower Park Road, Manchester, M14 5RB

Discharge of conditions 3 of permission 137030/FO/2023

On behalf of our client, Xaverian College, please find enclosed an application to discharge condition 3 (Written Scheme of Investigation) of planning permission reference 137030/FO/2023 which granted full planning permission and conservation area consent for the following development at the College's Sunbury Building:

'Erection of a three storey Class F1 (a) (Provision of education) building together with the reconfiguration of the existing car park, and associated landscaping following the demolition of the existing Sunbury Building'.

Condition 3 – Written Scheme of Investigation

Condition 3 sets out that:

'No demolition or development works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building recording. The survey is to be undertaken in accordance with a Written Scheme of Investigation (WSI), submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:

i. historic building survey to Historic England Level 3

ii. informed by the above, an archaeological watching brief during any soft strip or demolition works which have potential to reveal concealed historic fabric that can further enhance the record.

2. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the heritage interest represented.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results 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'.

The pre-commencement element of this condition has previously been satisfied under application CDN/23/0794. The Council confirmed in the decision notice associated with that application that:

'The submitted details satisfy the pre-commencement element of condition 3 and now allows for stage 1 through to 5 of the condition to be implemented fully.

Full discharge of the condition is dependent on all of the required elements of fieldwork having been completed, together with post survey analysis and reporting, the deposition of a project archive and an appropriate level of dissemination. In particular it should also be noted that as set out in Part 1(ii) of the condition 3, a targeted watching brief needs to be maintained during the 'soft strip' / demolition works to record elements of historic fabric that were concealed behind modern wall finishes during the initial survey. Any new information generated from this process will be incorporated into the report, allowing a final copy to be deposited with the Historic Environment Record'.

To support the full discharge of this condition, I am pleased to submit a Historic Building Record and Structural Watching Brief.

We would therefore now be grateful if you could please confirm the full discharge of this planning condition but should any further information be required, please do not hesitate to contact us.

We look forward to receiving validation of the application in due course.

Yours sincerely,

Nick Brookman

Nick Brookman

cc: Simon Channell - Xaverian College