

23 February 2023

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

FAO Jennifer Atkinson

Dear Jennifer,

325 – 327 Deansgate, Manchester – Application for Discharge of Condition 3 of Planning Permission Ref: 125805/LO/2019

Please find enclosed an application for the (full) discharge of condition 3 attached to Planning Permission Ref: 125805/LO/2019 in relation to 325 – 327 Deansgate. The applicant is Jedi Deansgate Ltd.

Background

For completeness, the description of development, as stated on the decision notice (for Planning Permission ref 125805/LO/2019) is as follows:

“Listed Building Consent for internal and external works to the Grade II listed Castlefield Viaduct in relation to proposed redevelopment of land at 325-327 Deansgate and the adjacent railway arches for an aparthotel and flexible commercial uses.”

Condition discharge

This section sets out the relevant condition and document that are submitted in support of the application for full discharge of Condition 3.

Condition 3 – Method Statement for removal of infill to the arches

The wording of Condition 3 is as follows:

“Prior to the removal of infill to the arches, as shown on drawings 10185-SHP-Z0-ENXE- A-B5D8-G100-0003, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0003 and 10185-SHPZ0- EE-XE-A-B5D8-G100-0003 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, a detailed method statement and specification for the demolition/removal, alteration and repair of the exterior/interior of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for dismantling the infill areas of the arches to avoid damaged to the historic

fabric and details, including materials, how the arches will be repaired (including masonry repairs internal/external). The demolition/removal and repairs must be carried out in accordance with this method statement and specification. The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority."

To support the full discharge of Condition 3, the method statement 'Demolition Plan – 325 Deansgate Commercial unit and strip out of Listed Arch' has been prepared by D&R Demolition and submitted with this application.

The document outlines the methods for dismantling the infill areas of the arches to avoid damage to historic fabric.

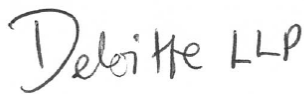
Summary

In addition to the document listed in above section and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-11937259

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of conditions 3, as outlined above. If you require any further details, please do not hesitate to contact my colleagues Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) or Niall Alcock (0161 455 6787 / nalcock@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.

Deloitte LLP