Hi attached for uploading to 138242 - label as above

Thanks

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
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email angela.leckie@manchester.gov.uk
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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

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From: Ian Miller <I.F.Miller@salford.ac.uk>
Sent: 04 January 2024 09:03
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Stuart McGrath <stuart.mcgrath@omiarchitects.com>; McCann, Kelly <kmccann@deloitte.co.uk>; Tony McCaul <tmccaul@mccauls.co.uk>; Rob Paton <rob.paton@omiarchitects.com>
Subject: RE: 1383/Da - Laystall Street/Condition 12 - App ref no CDN/22/0079

You don't often get email from i.f.miller@salford.ac.uk. Learn why this is important

Good morning Angela

RE: Application 128911/FO/2020 - 32-34 Laystall Street, Manchester – Discharge Condition 12 (Archaeology)

Further to Rob's email yesterday regarding the above, I would like to provide you with an update regarding progress towards satisfying Condition 12 (Archaeology) attached to Application 128911/FO/2020 (32-34 Laystall Street). Condition 12 required:

'No demolition of the outrigger or below-ground works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:
1. A phased programme and methodology of investigation and recording to include:
- evaluation through trial trenching;
- dependent on the above, more detailed excavation (subject to a separate WSI).
2. A programme for post-investigation assessment to include:
- production of a final report on the investigation results.
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.'

A Written Scheme of Investigation (WSI) for the initial archaeological evaluation was prepared by Salford Archaeology in consultation with GMAAS and was submitted in 2022 in support of an application to discharge the pre-commencement element of Condition 12 (Application CDN/22/0079). Salford Archaeology then carried out the work in July 2022 in line with the methodology articulated in the WSI, comprising the excavation of four trenches targeted on the footprint of the late 18th-century Welsh Harp public house and early 19th-century back-to-back cottages, fulfilling the requirement of Part 1(i) of Condition 12. Fragmentary remains of these buildings comprising wall foundations composed of hand-made bricks and flagstone surfaces were uncovered in three of the trenches, although their survival had been compromised by basements for a factory erected in the mid-20th century. No further excavation was warranted, negating Part 1(ii) of the condition.

The results obtained from the evaluation were presented in a final report prepared by Salford Archaeology in August 2022, which has since been accessioned into the Greater Manchester Historic Environment Record (HER), thereby fulfilling Parts 2 and 3 of Condition 12. The deposition of the final report with the HER, together with a brief summary that has been published in the *Post Medieval Archaeology* journal, represent an appropriate level of dissemination and archive deposition, as required by Parts 4 and 5 of the condition. As such, GMAAS is content for Condition 12 to be discharged in full.

With kindest regards and best wishes for 2024.

Ian

Ian Miller BA FSA
Heritage Management Director
Greater Manchester Archaeological Advisory Service
Centre for Applied Archaeology, Peel Building
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From: Rob Paton <rob.paton@omiarchitects.com>
Sent: 03 January 2024 17:05
To: Ian Miller <I.F.Miller@salford.ac.uk>; Angela Leckie <angela.leckie@manchester.gov.uk>

Cc: Stuart McGrath <stuart.mcgrath@omiarchitects.com>; McCann, Kelly <kmccann@deloitte.co.uk>; Tony McCaul <tmccaul@mccauls.co.uk>
Subject: Re: 1383/Da - Laystall Street/Condition 12 - App ref no CDN/22/0079

OMI Architects

Hi Ian,

Just on the back of our conversation yesterday regarding 32-34 Laystall Street, I am copying you in to an email chain with the Case Officer, Angela Leckie, the planning consultant, Kelly McCann from Deloitte and the client from McCauls, Tony McCaul.

Can you restate your confirmation, as per Angela's request below, that based on the report produced by Graham Motterhead at Salford Archaeology you are satisfied that the requirements of condition 12 have been met and that you (GMAAS) are happy to release the site. This should allow Angela to discharge in full condition 12.

Thanks in advance.

Kind Regards

Rob Paton | Senior Architect

OMI ARCHITECTS
31 Blackfriars Road, Salford, Manchester, M3 7AQ
0161 832 3242 | omiarchitects.com | @omiarchitects

On 3 Jan 2024, at 16:31, Angela Leckie <angela.leckie@manchester.gov.uk> wrote:

Hi Rob

In order to fully discharge the condition we require submission of written confirmation from GMAAS to release the site. (Discharge of parts 2-5).- this has not been formally submitted but if you can provide that confirmation I am happy to review the wording of condition 12 as part of application ref no 138242/NMC/2023 which you refer to - currently under consideration. To date I have seen no evidence of their agreement to release the site

Best Wishes

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
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I am available to dial into pre -arranged meetings via Microsoft Teams

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From: Rob Paton <rob.paton@omiarchitects.com>
Sent: 03 January 2024 09:50
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Stuart McGrath <stuart.mcgrath@omiarchitects.com>
Subject: 1383/Da - Laystall Street/Condition 12

OMI Architects

Hi Angela,

Happy New Year and I hope you're well.

We are aware of the draft conditions for the drop-in application for Laystall Street, one of which brings condition 12 (archaeology) back in play.

Our understanding of condition 12 was that we were required to initially submit a WSI, which we did in February 2022 (CDN/22/0079) which was then discharged in May 2022 (Discharge letter attached). Then upon completion of the works the full report would be submitted to GMAAS who, when requested by yourselves, would confirm that the final elements of the condition have been satisfied. Salford Archaeology did submit the report to GMASS, who have confirmed to us that they are satisfied with the report.

The inclusion of condition 12 within the new application has therefore come as a surprise, as we were in the understanding that the requirements of the condition had been satisfied. Can we ask that you request this confirmation from GMAAS / Ian Miller yourself to provide a formal paper trail. We would also request that condition 12 is not included within any revised conditions for the current drop-in application.

Please give me a call to discuss.

Kind Regards

Rob Paton | Senior Architect

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