

31 August 2023

F.A.O Angela Leckie
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Greenheys, Manchester Science Park
Application for Discharge of Conditions 6, 12 and 33 of Planning Permission Ref: 136934/FO/2023

Please find enclosed a Condition Discharge application submitted by Bruntwood Scitech Limited ("The Applicant") for the discharge of Planning Conditions 12 and 33, and the Partial Discharge of Condition 6 relating to the Greenheys development in Manchester Science Park.

For clarity, the original Planning Permission Ref: 136934/FO/2023 was approved on 28 July 2023, and the description of development is as follows:

"Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E); associated cycle parking, hard and soft landscaping, access and servicing and other associated works."

The Planning Permission relates to a site bound by Greenheys Lane to the west, the McDougall Centre Site and Burlington Street to the north, Pencroft Way to the east and the Base building to the south ('the Site').

This Application is submitted to discharge Conditions 6 (Archaeology), 12 (Ecology), and 33 (UXO). the table below sets out the relevant conditions and the documents that are submitted in support of the application for discharge.

Table 1: Condition Wording and Submission Documents

Condition Number	Partial or Full Discharge	Condition Wording	Submission Document(s)
6	<i>Partial Discharge in relation to pre-commencement requirements</i>	No demolition or development works shall take place until the applicant or their agents or successors in title has completed a historic building survey to Historic England Level 2 (HEL2) in accordance with Historic England guidance (Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice, 2016). The work should be undertaken in accordance with specific aims, objectives (informed by the North West Historic Environment Research Framework), and a methodology that is presented in a Written Scheme of Investigation (WSI) that has been submitted to and approved in writing by the local planning authority. - Informed by the HEL2, archaeological watching briefs may be required during: - any soft-strip or demolition works which have potential to reveal concealed historic fabric that can further enhance the record - removal of the 20th century works building foundation slab that could reveal earlier foundations. - 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	Stephen Levrant Heritage Architecture has completed a historic building survey to HEL2. In line with time triggers on the condition, this will be submitted to the Local Planning Authority for approval, within 28 days of the completion of demolition. Informed by the findings of the HEL2 survey, Salford Archaeology has prepared a WSI. This WSI has been agreed in principle with GMASS, and is submitted to partially discharge condition 6 in relation to the pre commencement elements, to allow works to commence on site. As set out within the WSI, on the basis of HEL2 survey, no watching brief is required for the soft-strip or demolition works. A watching brief will be undertaken during removal of the 20th century building foundation slab. In line with time triggers on the condition, the Report on the Watching Brief will be submitted to the Local Planning Authority for approval

Condition Number	Partial or Full Discharge	Condition Wording	Submission Document(s)
		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 in accordance with the WSI and Historic England guidance (Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice, 2016). Within 28 days of the completion of demolition, the Applicant will submit details of the Historic Building Record and Report on the Watching Brief to the Local Planning Authority for approval.	within 28 days of the completion of demolition.
12	Full Discharge	Prior to any earthworks a method statement detailing eradication and/or control for <i>Cotoneaster horizontalis</i> should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.	Tyler Grange has prepared an Invasive Species Protocol statement which is submitted to discharge Condition 12 in full.
33	Full Discharge	Prior to development commencing a Stage 2 Detailed Unexploded Ordnance Desktop Threat Assessment of the site shall be carried out prior to any construction or intrusive works taking place in the future in accordance with the recommendations within the Phase 1 Geo-environmental Desk Study & Ground Stability Risk, Assessment for	A detailed Detailed Unexploded Ordnance Desktop Threat Assessment has been prepared by First Line Defence and is submitted to discharge Condition 33 in full.

Condition Number	Partial or Full Discharge	Condition Wording	Submission Document(s)
		Greenheys Business Centre, Pencroft Way, Manchester Science Park, M 6 Project No: NX534/Rev 2 by NX Consulting 28-04-23 stamped as received on 10-05-23 and submitted and approved by the City Council as Local Planning Authority	

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

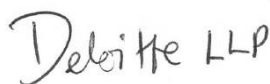
- Written Scheme of Investigation prepared by Salford Archaeology;
- Invasive Species Protocol statement prepared by Tyler Grange;
- Detailed Unexploded Ordnance Desktop Threat Assessment prepared by First Line Defence; and

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal.

The fee of £116.00 + £64.00 has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP-12410331.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above. If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk/ 0161 455 6963).

Yours sincerely



Deloitte LLP

Encl.