AshtonHale

Steven McCoombe
Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

21 September 2023

Submitted via Planning Portal (ref: PP-12474321)

Dear Steve

Application for the Discharge of Condition 8 pursuant to 135278/FO/2022: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to discharge Condition 8 of planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to a Written Scheme of Investigation (WSI) for an Archaeological Evaluation. The permission was granted on 17th March 2023 for the following description of development:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

Condition 8

Condition 8 of the planning permission states:

> *"A programme of archaeological works shall be undertaken in line with the 'Written Scheme of Investigation (WSI) for an Archaeological Evaluation: St Gabriel's, Oxford Place, Manchester' (dated 15 May 2022), received by the City Council as Local Planning Authority on 25 October 2022*
>
> *The works are to be undertaken in accordance with the WSI, which covers the following:*
>
> > *1. A phased programme and methodology of investigation and recording to include:*
> >
> > *- archaeological evaluation trenching;*

- pending the results of the above, an 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. "

In order to discharge this condition please find attached a Written Scheme of Investigation prepared by the University of Salford, which covers the requirements of the condition.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,

Neil Lucas
Director

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AshtonHale Ltd

Enc. : Archaeological WSI (prepared by the University of Salford)