

9th March 2023

Our Ref: Peelers Yard



Katarzyna McMaster
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Altrincham
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Planning Department
Manchester City Council
PO Box 532,
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To whom it may concern,

Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF: 125679/LO/2019

We are pleased to submit this application to approve details reserved by condition on behalf of Peelers Yard Limited for the following conditions:

- Condition 4 - WSI
- Condition 5 – Method Statement

The conditions were reserved on consent ref: 125679/LO/2019

“Listed Building Consent for alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated work.”

The requisite planning application fee (£166) has been paid online via the planning portal (PP- 11998598).

The application is also supported by the following plans and documents:

- Written Scheme of Investigation (WSI), prepared by Salford Archaeology;
- Enabling Works Method Statement, prepared by WA Construction.

The application is accompanied by a suite of technical documents which are submitted to facilitate the review and subsequent discharge of the associated conditions. Table 1.0 below sets out the conditions to which this application relates and the supporting information provided.

Table 1.0 – Discharge of Conditions		
No.	Condition Wording	Information Submitted
4	<i>Prior to the commencement of development groundworks, the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI)</i>	Written Scheme of Investigation (WSI), prepared by Salford Archaeology

	<i>prepared by the appointed archaeological contractor and submitted to and approved in writing by the City Council, as Local Planning Authority.</i> <i>The WSI shall cover the following:</i> <i>1. A phased programme and methodology of archaeological investigation to include:</i> <i>i. archaeological Building Survey (level 3)</i> <i>ii. archaeological evaluation through targeted trial trenching</i> <i>iii. dependent on the above, targeted open area excavation and recording (subject to a separate WSI)</i> <i>2. A programme for post investigation assessment to include:</i> <i>production of a final report on the significance of the below-ground archaeological interest.</i> <i>3. Deposition of the final report with the Greater Manchester Historic Environment Record.</i> <i>4. Dissemination of the results of the archaeological investigations commensurate with their significance.</i> <i>5. Provision for archive deposition of the report and records of the site investigation.</i> <i>Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.</i>	
5	<i>Prior to the commencement of works to remove the following listed fabric, a detailed method statement shall be submitted detailing how the fabric will be removed together how the remaining historic fabric will be repaired once removal takes place. This condition applies to the following works:</i> <i>• Removal of existing timber ambulance doors and lintels to north east/Bendix</i> <i>• Street elevation;</i> <i>• Removal of stone quoins (north and south ends) to north east/Bendix Street</i> <i>• elevation;</i> <i>• Removal of brick work to the south east/Chadderton Street elevation;</i> <i>• Removal of stone plinth (north and south west ends) and stone cornice to south</i> <i>• east/Chadderton Street elevation;</i> <i>• Removal of stone cornice and brick work to south west/Goulden Street elevation;</i> <i>• Removal of brickwork, plinth and quoins to the north west/Cross Keys</i> <i>• Street/Bendix Street elevations;</i> <i>• Removal of glazed internal tiles.</i> <i>The removal works shall be carried out in accordance with the approved details. Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work then such damage should be made good following a method of works previously</i>	Enabling Works Method Statement, prepared by WA Construction

	<i>agreed in writing by the City Council, as Local Planning Authority.</i>	
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Information Summary

Condition 4 - A Written Scheme of Investigation (WSI) has been prepared by Salford Archaeology in accordance with the requirements of this condition. The report confirms that the historic building investigation and evaluation have recorded as much as is accessible and that no further investigation is required.

Condition 5 – An Enabling Works Method Statement has been prepared by WA Construction. The document provides detailed information on how the fabric will be removed and how the remaining historic fabric will be repaired once removal takes place.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,



Katarzyna McMaster
Senior Planner
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