

Our Ref: 04B903525NL/LS

Your Ref: PP-11575933

27 September 2022

FAO Mr David Brettell
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear David,

**Land Bounded By John Dalton Street, Ridgefield, Bow Street And South King Street
Manchester: Discharge of Condition 16 on Planning Permission Reference: 130553/FO/2021**

On behalf of our client, The Island Site (General Partner) Limited, please find enclosed an application to discharge Condition 16 pursuant to application 130553/FO/2021 relating to Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site').

Planning permission (LPA ref: 130553/FO/2021) was granted on 27th September 2021 for the following development:

"Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works."

This discharge of condition application relates to Condition 16 (2 - 6).

Condition 16 is worded at follows:

"No demolition 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 the Local Planning Authority. The WSI shall cover the following:

1. *Informed by the updated North West Regional Research Framework, a phased programme and methodology of investigation and recording to include:*
 - a. *historic building recording of Old Colony House to Historic England Level 1, inclusive of a rapid internal survey and investigation of the extent of basements.*
 - b. *informed by the above, a watching brief undertaken during removal of foundation slabs over un-basemented areas, to allow for observation of earlier structures.*

- c. *informed by the above, targeted evaluation trenching to inform extent and survival of earlier structures.*
2. *A programme for post investigation assessment to include:*
 - a. *analysis of the site investigations records and finds*
 - b. *production of a final report(s) on the investigation results.*
3. *Deposition of the final report(s) 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 set out within the approved WSI.*

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

The following information has been prepared and submitted as part of this application to address Condition 16 (2 - 6):

- Historic Building Investigation, The Island- Old Colony House, South King Street, Manchester

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-11575933). The planning application fee of £148.20 (inclusive of the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited