

28 July 2022

FAO Angela Leckie
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela

Discharge of Condition Application for Condition 10 on LPA Ref: 121375/FO/2018

Please find enclosed an application for the discharge of Condition 10 attached to Ref. 121375/FO/2018 which was granted on 2 October 2020. This Permission relates to the re-development of 20-36 High Street for a residential-led development. The Applicant is MRP Ltd.

The application will allow early strip-out works to commence in relation to 20-22 High Street and facilitate bringing forward the proposals.

1 Description of Development

The description of development for proposals as written on the Decision Notice is as follows:

Construction of a 22 storey building comprising 361 residential apartments (122 x 1 bed 2 person, 119 x 2 bed 3 person, 94 x 2 bed 4 person, 21 x 3 bed 5 person and 5 x 3 bed 6 person (34% 1 bed, 59% 2 bed and 7% 3 bed) ground floor commercial floorspace (Use Classes A1 (Shop), A3 (Restaurant and Cafe), A4 (Drinking Establishment) and A5 (Hot Food Take-away) associated landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works following demolition of buildings at 20-22 and 24-26 High Street and 5 market stalls to Church Street.

2 Condition Discharge – Submission Documents

Please see below summary of condition requirements, and documents submitted alongside this application.

Table 1: Condition 10 Submission Documents

Condition Wording	Submission Document
No development shall take place until the applicant or their agents or successors in title has secured the implementation of a historic building recording for 20-22 High St. 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: - a Historic England Level 3 historic building survey - a watching brief during stripping out work to record historic fabric 2. 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 historical interest represented. 3. Dissemination of the results commensurate with their significance. 4. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	Donald Insall Associates have prepared a WSI for 20-22 High Street which sets out the phased programme for the Level 3 historic building survey and the details for the watching brief. The WSI also provides details on the programme for post-investigation works. On this basis we request condition 10 is partially discharged to allow strip out works to commence.

3 Application Documentation

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

- Application Form for the discharge of condition.
- Written Scheme of Investigation prepared by Donald Insall Associates.

The fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-11436043.

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 Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', is shown within a light blue rectangular border.

John Cooper
Deloitte LLP