

Angela Leckie

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

Submitted via Planning Portal (ref: PP-14579584)

19th December 2025

Dear Angela

Application for the Partial Discharge of Conditions 4, 5, 6, 13, 20 and 48 of 139778/FO/2024: Full Planning Permission for an Office-Led Development at Lever Street, Manchester

On behalf of our client, Soller Nine Limited ('the Applicant'), please find enclosed an application made to partially discharge Conditions 4, 13, 20 and 48 pursuant to permission 139778/FO/2024 at land bounded by Lever Street, Great Ancoats Street, Little Lever Street and Houldsworth Street, Manchester ('the Site'). Permission was granted on 24th January 2025 for the following description of development:

Part retention, part demolition of existing buildings on site with retained fabric to form part of 18 storey building plus plant level comprising office space (Use Class E) above ground floor reception area and ancillary uses, 2 basement levels and associated landscaping.

The decision notice included at Condition 3, Part (b) a mechanism to account for situations where urgent demolition of existing buildings is required in advance of a main works contract for public safety reasons.

A separate planning application has now been submitted pursuant to Condition 3(b) seeking the urgent demolition of buildings 65 & 67 Little Lever Street, 25 & 27 Holdsworth Street, and 56 & 58 Lever Street in the interests of health and safety (ref: CDN/25/1015). For the avoidance of doubt, no other buildings forming part of the wider site and planning permission are being sought for demolition at this time under Condition 3b.

Following discussions with you it has been acknowledged that despite the inclusion of Condition 3(b), the other conditions that relate to demolition works or commencement on site were not worded in a way that would allow for such a phased demolition and the partial approval of such conditions should MCC accept that urgent demolition is required.

To rectify this we have also submitted a separate application for non-material amendments (NMA) to vary the wording of Conditions 4, 5, 6, 13, 15, 20 and 48 to make clear what needs to be approved prior to any agreed urgent demolition works commencing under Condition 3b (ref: 144348/NMC/2025).

In light of the above, the purpose of this submission is to now provide the relevant details of the urgent demolition works proposed under Condition 3(b) to satisfy, and partially discharge, the following planning conditions attached to permission 139778/FO/2024 and the submitted NMA application:

- Condition 4 (Pre-Installation of Scaffolding or Supporting Structure) – approval of methodology and specification for works.
- Condition 5 (Pre-Demolition) – Façade Retention Strategy
- Condition 13 (Pre-Demolition) – approval of Demolition Method Statement / Management Plan
- Condition 20 (Pre-Demolition) – approval of Programme of Archaeological Works
- Condition 48 (Pre-Commencement) – details of relevant bat licence.

Relevant Planning Conditions

This planning application seeks to discharge the following planning conditions, which are set out below in full including the proposed draft amendments to the wording sought under the separate NMA application ref: 144348/NMC/2025 (shown in ***bold italics***):

Condition 4

4) ***(a) Before the installation of any scaffolding or supporting structure relating to the retained façade, a methodology and specification for any associated scaffolding and support structure for the facade including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.***

(b) For the avoidance of doubt, for works approved under 3 (a) of this permission details relevant to those works only should then be provided before the approved urgent demolition is commenced. Details relating to any other demolition works should be submitted and approved prior to those works being undertaken.

Condition 5

5) Prior to any demolition commencing ***other than that permitted under Condition 3B (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development)***, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) A Façade Retention Strategy and Methodology which needs to be based on a comprehensive structural survey of the building to ensure the facade retention is fully designed to ensure full retention and support of the retained elements of the proposals. A quality control / risk management strategy should be included to ensure a robust approach to protecting the heritage asset during the works.

The above shall include details of supports, fixings, restraint and building protection including monitoring, risk mitigation measures and vibration control.; and

(b) Details of any associated temporary enabling works that impact on the asset to include the removal of any vegetation which could cause structural issues.

All of the above should be prepared with input from a conservation accredited engineer

Condition 13

13) No demolition **works permitted under Condition 3B (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development)** shall commence unless and until a Demolition Method Statement/ Management Plan (including a structural method statement for the retained elements and a boundary treatment to the site during and following demolition) has been submitted to and approved in writing by the City Council as Local Planning Authority.

This should include a quality control / risk management strategy to ensure a robust approach to protecting the heritage asset during the works and also include the following details:

**Details of building protection;*

**How materials will be recorded, removed and carefully stored and protected for re-use (including for the North Wall and screen wall to the highway);*

**Display of an emergency contact number;*

**Details of Wheel Washing;*

**Dust suppression measures;*

**Compound locations where relevant;*

**Location, removal and recycling of waste;*

**Routing strategy and swept path analysis;*

**Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;*

**Parking of construction vehicles and staff; and*

**Sheeting over of construction vehicles.*

The approved Method Statement shall be adhered to throughout the Demolition period. For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

Condition 20

20) No demolition **works permitted under Condition 3B (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development)** (in respect to the historic building investigation only), relating to the historic building investigation shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority.

The Project Design shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

a. an historic building investigation (Level 3) of all standing historic buildings or structures that are to be removed or altered (including the building's facades) during the course of the development

b. archaeological evaluation trenching (to take place following the demolition of the extant buildings to slab level only, and prior to any remediation or development works)

c. pending the results of the above, targeted open-area excavation

2. A programme for post-investigation assessment to include:

a. 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, including provision for the installation of permanent information panels

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 Project Design

Condition 48

48) The demolition works permitted under Condition 3B (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development) shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

A licence issued by Natural England pursuant to Regulation 55 of the Conservation for Habitats and Species Regulations 2019, authorising the specified development to go ahead;

Or

Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)

Or

A statement in writing from the relevant licencing body or the LPA to the effect that it does not consider that the development will require a licence.

Supporting Material

The following material is submitted with this application to satisfy the requirements of the above conditions in respect to the urgent demolition works now proposed to buildings at 65 & 67 Little Lever Street, 25 & 27 Holdsworth Street, and 56 & 58 Lever Street.

- Condition 4 - Plans prepared by Premier Scaffolding Solutions:
 - Façade Retention and Access (ref: 5114-61-01-02-001)
 - Façade Retention & Access - Existing Building PDF Overlay (ref: 5114-61-01-02-002)
- Condition 5 - a Façade Retention Strategy & Methodology prepared by AKTII engineers.
- Condition 13 - Demolition Statement (prepared by Nationwide Demolition)

- Condition 20 - Email correspondence between Orion Heritage and Ian Miller, representing GMAAS. The email confirms GMAAS's position as follows:

"GMAAS is satisfied that a detailed record of the buildings has been secured in accordance with the planning requirements, and whilst further processing of the data is required to produce measured survey drawings and an accompanying descriptive site narrative, the quality of the survey data means that these elements can be completed off site. GMAAS is therefore content for the urgent demolition works of those buildings that are structurally unsafe to progress without any further archaeological input."

- Condition 48 -
 - A "WML-CL47 Bat Earned Recognition Class Licence" received from Natural England, which confirms that emergency demolition works can commence in accordance with Class Licence WML-CL47
 - An email from United Environmental Services Ecologist confirming that no bats were present on site during a site visit on 8 December 2025.

Summary

Part (b) of Condition 3 was included in the decision notice to account for situations where urgent demolition of existing buildings was required in advance of a main works contract for public safety reasons. Since the grant of planning permission in January 2025, certain buildings on the site have deteriorated further and it is now the Applicant's view (backed up by robust evidence) that these buildings pose an imminent health and safety risk to the general public and require a level of urgent demolition to remove the public safety risk and a separate planning application has been submitted to satisfy this condition. Applications have been submitted separately to allow MCC to discharge Condition 3B.

The purpose of this application to provide details to allow the partial discharge of the relevant planning conditions that are specific to the urgent demolition works.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely,

