

Manchester City Council Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

14 January 2026

Planning Portal Reference: PP- 14623922

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 18 (ARCHAEOLOGY)
PLANNING CONSENT: 120149/FO/2018
CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ

Please find enclosed a planning application to discharge condition 18 (Archaeology) of Planning Consent: 120149/FO/2018 concerning the car park between 57 and 59 Ducie Street, Manchester, M1 2JQ.

The application has been made on behalf of the applicant, Urbano Red Ltd, and has been submitted online via the Planning Portal (PP- 14623922).

The application comprises:

- Completed planning application forms;
- Supporting information (As set out in Table 1.0 below); and
- A planning application fee of £298 (plus £85 service charge)

BACKGROUND

On 11th June 2018, the following application was approved by Manchester City Council:

'Erection of 7 to 8 storey residential building (Class C3) to provide 41 apartments (7 x 1-bedroom 1-person apartments, 6 x 1-bedroom 2-person apartments, 6 x 2-bedroom 3-person apartments, 22 x 2-bedroom 4-person apartments) with associated landscaping and other works.'

This application now seeks to discharge condition 18 (Archaeology).

DISCHARGE OF CONDITION

This discharge of condition application is supported by a suite of documents which have been outlined in Table 1.0 below.

TABLE 1.0

No	Condition	Information Submitted
18	18) No development shall commence 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 Manchester Planning Authority. The WSIs shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation trenching - targeted open area excavation 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. and have the findings of the investigation have been signed off by GMAAS	57-59 Ducie Street_Watching Brief Report_ARS (October 2022)

In January 2022 a WSI (Ducie Street, Manchester Written Scheme of Investigation for Archaeological Works December 2021 (Updated January 2022) by Archaeological Research Services Ltd) was submitted to MCC to discharge the first part of the above condition.

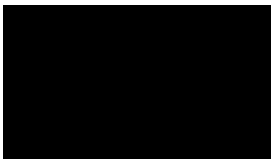
This discharge of condition application (CDN/22/0029) confirmed that the methodology set out in the WSI was approved, the investigation work could commence and part 1 of the condition was discharged.

Following this, GMAAS monitored the implementation of the archaeological works on behalf of Manchester Planning Authority to ensure that the parts of the condition that relate to pre-commencement of the Archaeological Evaluation were satisfied. Ian Miller of GMAAS has confirmed in an email dated 12 January 2026, that GMAAS received for review a draft copy of the final

archaeological report from Archaeological Research Services in January 2023. He was happy to approve the content of the report but advised that a version without the 'draft' watermark would be required before I could accession the report to the Historic Environment Record, as required by the wording of the planning condition. He notes that an amended copy was deposited with OASIS. He has also confirmed that once submitted formally to discharge condition 18 he would be pleased to advise that Condition 18 can be fully discharged, as and when GMAAS are formally consulted by MCC. This application seeks that discharge.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours faithfully,



Nikki Sills
Partner