RAPLEYS

Development Management - Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our ref: AL/22-01715
Your ref: PP-14878674
Date: 22nd April 2026

Dear Sirs,

RE: DISCHARGE OF CONDITION APPLICATION FOR CONDITION 18 HIGHWAY WORKS OF PERMISSION REF: 135342/FO/2022 FOR ARCHES 1 – 4 AND 6 - 11, CORPORATION STREET AND LAND ADJACENT TO DANTZIC STREET, MANCHESTER, M4 4DG.

We act on behalf of The Arch Company and have been instructed to submit a discharge of condition application to discharge Condition 18 under planning permission ref: 13542/FO/2022:

> *'Change of use for drinking establishments with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/cafe uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6 -11 at Corporation Street'.*

Condition 18 states:

> *Prior to the first use of an arch hereby approved, a strategy and relevant timescales for the implementation of highways works relevant to that particular Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
>
> *This shall include the following:*
>
> > *- Reinstatement of dropped kerbs to footways to each archway (including ensuring that the footways are of carriageway strength) (as indicated on drawing 19-259-014- SGP-ZZ-00-DR-A-340001-P02 received by the City Council, as Local Planning Authority, on the 8 December 2023)*
> >
> > *- provision of traffic regulations order in relation to servicing requirements as required.*
>
> *The approved scheme and relevant timescales for implementation of each element of works shall be implemented and be in within the agreed timescale.*
>
> *Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).*

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Registered Office: Unit 3a The Incubator The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon. PE28 4XA Regulated by RICS

Condition 18 requires the submission of details confirming the implementation of the off-site highway works, as shown on drawing ref. 19-259-014-SGP-ZZ-00-DR-A-340001-P02 submitted with the original application. This includes the reinstatement of the existing dropped kerbs, a programme for the works, and details of the associated TRO process to ensure safe access to the development.

In terms of timing, it is intended that the works will be undertaken during the site construction period, which commenced on 30/03/2026 and is due to be completed by 18/12/2026.

With regard to the TRO, the application was submitted on 14/04/2026 alongside plan ref: 2209-029 SK01A - Local Parking Restrictions.

The application has been submitted online via the Planning Portal (PP-14878674), and is supported by the following documents:

- Application Form signed and dated.
- Decision Notice Ref: 13542/FO/2022
- Highways works plan ref: drawing 19-259-014-SGP-ZZ-00-DR-A-340001-P02
- Timeline of highway implementation works
- TRO Application email submitted 14.04.2026
- Planning Letter, prepared by Rapleys LLP

A payment of £400.00 (including Planning Portal Service Charge) to cover the planning application fee has been paid to Manchester City Council via the Planning Portal.

CONCLUSION

We trust that the submitted details satisfy the requirements of the conditions and request that they be discharged at the earliest opportunity, to facilitate the implementation and construction of the development without delay.

We look forward to receiving the Council's written confirmation of the registration of the application. Should you have any queries on the submission, please contact Abraham Laker on the details below.

Yours faithfully

[redacted]

Abraham Laker
BA (Hons) MA FRTPI FRSA
Associate Partner
[redacted]