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Emily Booth
Manchester City Council,
Planning Department,
PO Box 532,
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08-07-2026

Planning Portal Ref: PP-15071355

Dear Emily

DISCHARGE OF CONDITIONS 6, 7, 8, AND 14 OF LBC APP REF: 135029/LO/2022 AS AMENDED BY APP REF: PLA-2026-000308
REEDHAM HOUSE - LAND BOUND BY KING STREET WEST, ST MARYS PARSONAGE, GARDEN LANE AND SMITHY LANE MANCHESTER M3 2JP

On behalf of the Applicant, Relentless Investments (RH) Ltd., this application is submitted to discharge pre-commencement Conditions 6, 7, 8 and 14 attached to application ref. varied by application ref. PLA-2026-000308.

Context

Full Planning Permission ('FPP') Ref; 135028/FO/2022, was granted on 8th September 2023 with the following description:

'Erection of 14 storey building and the refurbishment of the existing buildings at 3 Smithy Lane and Carriage Works on Garden Lane / St Mary's Parsonage with ground floor extension to form office accommodation (Class E) with front of house and commercial floorspace at ground floor (Class E) with associated landscaping and other works following demolition of existing buildings at 27-29 King Street West and 31-33 King Street West and link bridge from Carriage Works on Garden Lane / St Mary's Parsonage to 3 St Mary's Parsonage.'

An associated Listed Building Consent was also granted on 8th September 2023, under ref: 135029/LO/2022, which had the following description:

'Listed Building Consent ('LBC') for the demolition of 31-33 King Street West and the refurbishment of the existing buildings at 3 Smithy Lane and Carriage Works on Garden Lane / St Mary's Parsonage with ground floor extension with associated landscaping and other works following demolition of existing buildings and link bridge from Carriage Works on Garden Lane / St Mary's Parsonage to 3 St Mary's Parsonage in association with the erection of a 14 storey building.'

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To facilitate delivery of the scheme, non-material amendments were sought along with associated changes made to the listed building consent.

Applications were made to amend the structure of the conditions on the FPP and the LBC to ensure the conditions were structured in a way that reflected the intended phased implementation of the project. A non-material amendment application was made in relation to the FPP (LPA ref. OTH-2026-000331) and a S.19 application (LPA ref. PLA-2026-000308). These applications were approved on 8th July and 7th July 2026 respectively.

This application seeks to discharge conditions 6, 7, 8 and 14 of the LBC (as amended), specifically in relation to an initial phase of development comprises the demolition of existing link bridge between the that spans Garden Lane, between the Application Site and the adjacent Kuits office building (shown as Phase 1 on the approved Phasing Plan).

Discharge of Conditions

Table 1 sets out the condition wording and cross-references to the submission information to satisfy the requirements in relation to Phase 1 only (i.e. removal of the bridge link).

Table 1 - Discharge of Conditions

No.	Condition	Information Submitted
6	Prior to the commencement of each phase of works (as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026) for all internal and external works shall be submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out only in accordance with the approved method statement and shall be completed as part of the approved works.	Demolition Management Plan and Method Statement for Link Bridge Removal, prepared by Midway Construction Management – Rev A Entire Document, Sections 3–11
7	Full details of the method of support and protection of all historic fabric adjacent to the location of construction work relevant to that phase shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority prior to the commencement of each phase of the development within the site as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026. The approved method of support and protection for each phase shall be fully implemented prior to development commencing on site.	Demolition Management Plan and Method Statement for Link Bridge Removal, prepared by Midway Construction Management – Rev A Sections 4, 14 and 18
8	Prior to the commencement of each phase of above ground works (as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local	Demolition Management Plan and Method Statement for Link Bridge Removal, prepared by

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	planning authority on 12 May 2026), a methodology and specification for any associated scaffolding and support structure for the listed building relevant to that phase shall be submitted to and approved in writing by the City Council as local planning authority. These documents shall include the locations of the scaffolding, the means of affixing to the building fabric, the 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 the removal of the scaffold. All making good works shall be completed within three months of the removal of the scaffolding.	Midway Construction Management – Rev A Section 14
14	Notwithstanding the information detailed within Condition 2 of this application, full details of all repair works to internal and external masonry, stonework and woodwork and removal of detritus from the elevations relevant to that phase of works, as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026, shall be submitted to and approved in writing by the City Council as local planning authority. These works shall be carried out fully and only in accordance with the approved information and shall be completed within three months of the completion of the development.	Demolition Management Plan and Method Statement for Link Bridge Removal, prepared by Midway Construction Management – Rev A Section 18 Dwg. No. 107_B1_04_2211 Dwg. No. 107_B1_04_2202

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 sincerely,

[redacted]

Nikki Sills
Partner