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Emily Booth
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
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08-07-2026

Planning Portal Ref: PP-15071142

Dear Emily

DISCHARGE OF CONDITIONS 5, 9, 12 ATTACHED TO APP REF: 135028/FO/2022 AS AMENDED BY SECTION 96A APP REF: OTH-2026-000331
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 5, 9 and 12 attached to application ref. 135028/FO/2022 varied by Section 96A application ref. OTH-2026-000331.

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 5, 9 and 12 of the FPP (as amended via the NMA approval), 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
5	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) a detailed construction and/or demolition management plan outlining working practices during that phase of the development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; • Method Statements and risk assessments for construction and demolition works. • Display of an emergency contact number to be displayed in a publicly accessible location. • Details of Wheel Washing. • Dust and dirt suppression measures. • Compound locations where relevant. • Location, removal, and recycling of construction waste. • Details of the vehicular activity associated with the construction, including a strategy for the outing of construction traffic, and swept path analysis. • Details of the location and arrangements for all parking of all construction related vehicles and staff.	Demolition Management Plan and Method Statement for Link Bridge Removal, prepared by Midway Construction Management – Rev A Entire Document, Sections 3–11

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	• Sheeting over of construction vehicles. • Construction and demolition methods to be used, including the use of cranes. • The identification of all vehicular access points into the site. • Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works. • A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site. Development shall be carried out in accordance with the approved construction management plan.	
9	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
12	Prior to the commencement of any phase of works to the retained buildings (identified in the Extended Phase 1 Habitat Survey, Building Inspection For Bats And Bat Activity Surveys by Penny Anderson Associates Limited (dated September 2021) the following information relevant to that phase of works shall be submitted to and approved in writing by the City Council as local planning authority: a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorizing the specified activity/development to go ahead; or b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a license.	ERAP conducted a dusk emergence survey on the 03/07/26 and found no bat emergence. They have applied to register the site under Victoria Burrows (ERAP) license which we should have confirmation of shortly. They confirmed no other constraints on the removal of the walkway -i.e. no evidence of current use by nesting birds.

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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