13th October 2026
Our Ref: 2026.005

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Manchester City Council,
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To whom it may concern,

RE: APPROVAL OF DETAILS RESERVED BY CONDITION
CONDITION 9, LPA REF. PLA-2026-001348

We are pleased to submit this application to approve details reserved by condition on behalf of Manchester City Council (MCC) and Galliford Try for Condition 9 (Archaeological Works).

The condition was reserved on consent ref: PLA-2026-001348, granted on 25th September 2026, for:

City Council Development - Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and a severable plot for a future ancillary structure with associated interim landscaping.

The requisite planning application fee (£390.00) has been paid via internal journal transfer within Manchester City Council.

The application is supported the following documents:

- Archaeological Watching Brief – document ref. 61438 Rev01 (prepared by Civic)
- Application form

Wording of Condition 9

Condition 9 requires the implementation of a programme of archaeological works in accordance with a Project Design, to be submitted to and approved by the LPA. Condition 9 sets out the requirements of a submitted Project Design, including details of:

- A phased programme and methodology of investigation
- A programme for post-investigation assessment

Information summary

In response to the requirements of Condition 9, Civic have prepared a Project Design for an archaeological watching brief during groundworks at Piccadilly Gardens, Manchester city centre.

An archaeological desk-based assessment was prepared to support a full planning application. This was intended to identify, as far as possible from existing records, the nature, extent and significance of the archaeological resource within the site and the character of the historic built environment within the vicinity of the proposed development site, in order to understand the potential impact of the proposals on belowground archaeological remains.

The scheme for redevelopment works will involve deep earthmoving works during the excavation of drainage runs and foundations for play equipment, which have the potential to cause loss or damage to any belowground remains surviving within the site. The depth of these excavations is expected to reach a depth of approximately 2m. To mitigate against the impact caused by the development, it is proposed that a programme of archaeological monitoring is undertaken during the excavation of drainage runs, foundations for the play equipment and any other ground-breaking works that will exceed a depth of 1m.

The scope of the archaeological watching brief will include monitoring earth-moving works associated with the excavation of drainage runs, foundations for the play equipment and any other ground breaking works that will exceed a depth of 1m.

The archaeological watching brief shall be fully implemented in accordance with the approved Project Design as stated in planning documentation (CIfA 2023). Should significant remains be encountered, GMAAS will be informed. Detailed investigation of such remains would fall beyond the scope of the watching brief.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



Matthew Dixon MRTPI
Director
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