

21th March 2022

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

Dear Angela

Manchester New Square (Land at Princess Street and Whitworth Street, Manchester) – Application for Discharge of Condition 23 of Planning Permission Ref: 114585/FO/2016

Please find enclosed an application for full discharge conditions 5, 8, 17b and 23 attached to Planning Permission 114585/FO/2016 (as amended by applications 119877/NMC/2018 and 124277/NMC/2019). Full Planning Permission was granted on 9 March 2017. The Applicant is Urban & Civic (Princess Street) Limited.

The description of development for planning permission 114585/FO/2016 is as follows:

‘Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.’

Table 1 below confirms the documents submitted in support of this application for the full discharge of Condition 23 to allow for the occupation of Building 1 and Building 2.

Table 1: Condition Wording and Submission Documents.

Condition		Full or Partial Discharge	Details
5	Post Remediation Verification Report The development hereby approved shall be carried out in accordance with the Phase 1 Desktop Study for Princess	Full Discharge	A Post Remediation Validation Statement has been submitted in respect of discharging the condition. Please refer to the

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	Condition	Full or Partial Discharge	Details
	Street and Whitworth Street Corner, RoC Consulting, Reference: JB/AS/p1 3251, Dated: August 2015 (updated January 2017) subject to a watching brief being undertaken to establish any unexpected contamination. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy. Any further development must not compromise any existing remedial measures previously installed at the site as part of planning permission 087671/FO/2008/C3;. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.		enclosed letter provided by RoC consulting.
8	Secure by Design (accreditation) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate	Full Discharge	The Pre-Commencement elements of the condition was approved under CDN/18/0096. The accreditation element of the condition was partially discharged by the LPA in relation to Building 3

	Condition	Full or Partial Discharge	Details
	how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.		under application CDN/20/0647 (approved 26 October 2020). The Secure by Design certificate is submitted with this application, noting the full development has achieved Secure by Design Gold Status.
17 (b)	Acoustic insulation – GF commercial Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of (b) the ground floor uses within these blocks; shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full for each phase (as set out in condition 2 (g) above) before use of the residential premises within that phase first commences. A post completion validation report shall be submitted to the council to confirm the acoustic attenuation scheme meets the recommendations set out within the Acoustic Report by Sandy Brown (dated 31 August 2017).	Partial Discharge	The condition was partially discharged by the LPA in relation to part (a) relating to the residential development under application CDN/19/1016 (approved 24 August 2020). A post completion report relating commercial spaces has been prepared by Sandy Brown associates, setting out the tenant noise limits for both operational noise and plant noise egress. These limits shall be adhered to by incoming tenants to ensure compliance with Planning condition 17b.
23	Sustainable Drainage Scheme No development hereby approved shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be	Full Discharge	Condition 23 was partially discharged in respect of Building 2 under application CDN/19/1016 (approved 24 August 2020). Further photographic evidence relating to Building 2 was outstanding and is now submitted as part of this application.

	Condition	Full or Partial Discharge	Details
	implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: (a) Verification report providing photographic evidence of construction as per design drawings; (b) As built construction drawings if different from design construction drawings; and, (c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.		The condition was partially discharged by the LPA in relation to Building 3 under application CDN/20/0647 (approved 26 October 2020). This application is therefore for the full discharge of condition 23, with required evidence being submitted in relation to Buildings 1 and 2, ahead of their occupation. The following additional photos have been submitted to demonstrate that the sustainable drainage scheme has been delivered in line with the previously approved drawings and flood risk and drainage strategy (prepared by RoC): • Image 1 • Image 2 • Image 3 • Image 4 • Image 5 • Image 6 • Image 7 • Image 8 • Image 9 • Image 10 • Image 11 • Image 12 • Image 13 • Image 14 • Image 15

Enclosed Documents

The application comprises of the following documents:

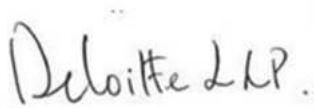
- Application Form; and
- Details listed in the Table 1 above.

The application has been submitted through the Planning Portal and the reference number for this application PP-11114187.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the full discharge of condition 23, as outlined above.

If you require any further details, please do not hesitate to contact my colleague Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

For Deloitte LLP