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5th April 2022

FAO: Mr Dave Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear David,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ST MICHAELS, MANCHESTER (APPLICATION REFERENCE: 131612/JO/2021)
APPLICATION TO DISCHARGE DRAINAGE DETAILS CONDITION (10) IN RESPECT OF PHASE 2**

Please find enclosed a planning application to partially discharge condition 10 regarding the drainage details for Phase 2 of planning consent ref: 131612/JO/2021 concerning development on land bounded By Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The application has been made on behalf of the applicant, Jacksons Row Developments Limited, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-11174871)

DISCHARGE OF CONDITIONS

The development is to be constructed in phases, as follows:-

Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen
Phase 2 – Construction of office building
Phase 3 – Construction of synagogue, hotel and residential tower

The approach to discharging condition 10 (Drainage Details) is on a phase by phase basis. Therefore, discharge is only sought in relation to Phase 2 through this submission.

This discharge of this condition application is supported by the following documents.

No	Condition	Information Submitted
10	Prior to the commencement of each part of development, except demolition works, (as defined by condition 51), details of surface water drainage for that part of the development shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt these shall be in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.	63068-CUR-XX-B1-DR-C-5200- P04 Basement Drainage Layout - St Michaels Phase 1 63068-CUR-XX-GF-DR-C-5201 P02 – Ground Floor Drainage Layout, St Michaels Phase 1 63068-CUR-XX-XX-DR-C-5230- P01 - DRAINAGE DETAILS SHEET 1 St Michaels Phase 1 63068-CUR-XX-XX-DR-C-5231- P01 - DRAINAGE DETAILS SHEET 2 St Michaels Phase 1 63068-CUR-XX-XX-DR-C-5232- P01 - DRAINAGE DETAILS SHEET 3 St Michaels Phase 1 63068-CUR-XX-XX-CA-C-0001- Surface water calculations – 4/4/22 Micro Drainage 63068-CUR-XX-XX-CA-C-0002- Foul water calculations – 4/4/22 Micro Drainage

Please note that the drawings are labelled 'Phase 1', but this refers to the new build construction phasing. To avoid confusion and for clarification, the new build Phase 1 is the same as Planning Phase 2, as described on the previous page and on the drawing approved under condition 51 of the consent.

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,



Diane Ellis
Associate Director