

03 March 2022

FAO David Brettell
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear David,

Manchester Goods Yard, St John's, Manchester - Application for Discharge of Conditions 4, 5, 7, 15, 16 and 23 for Planning Permission Reference 131318/JO/2021

Please find enclosed a Condition Discharge application submitted by Manchester Quays (MGY) Developments Limited, for the discharge of Planning Conditions 4, 5, 7, 15, 16 and 23 attached to Planning Permission 131318/JO/2021, relating to the Manchester Goods Yard ('MGY') development in Manchester City Centre.

The original planning permission has been subjected to a minor material amendment (S.73 – variation of condition) application with the following description of development:

"Variation of Condition 2 attached to 121511/FO/2018, as amended, to reflect enclosing the terrace at level 9 and include additional and revised areas at ground and mezzanine floors with associated ground floor access changes on approved plans."

For clarity on the extent of the approval, the original Planning Permission Reference 121511/FO/2018 to which this S.73 application relates approved the following description of development:

"Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

The original application was granted permission on 14 December 2018. Broadly, the revised proposals are consistent with the original approval in terms of use and appearance.

The remainder of this letter sets out the condition wording and information submitted in order to discharge the conditions against application reference 131318/JO/2021.

Condition 4 – Landscaping Material Samples Programme

Condition 4 is worded as follows:

“No development shall commence, other than enabling works comprising demolition, piling and construction of the sub structure, unless and until samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority.

The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied.”

In order to provide the details requested by Condition 4, Exterior Architecture (EA) have prepared sample schedule and supporting drawings for the public realm works being proposed within Manchester Goods Yard. The schedule of the materials being used within the public realm and supporting plans identify the location of each material being used and provides a description of its colour, measurements and the supplier.

In addition, a site visit was undertaken by the MCC Planning Officers on 27 January 2022 in order to visually review and verbally agree samples of the external landscaping materials.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 4 should be formally discharged.

Condition 5 – Landscaping Scheme

Condition 5 is worded as follows:

“No phase of the development (other than enabling works comprising demolition, piling and construction of the sub structure) shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority for that phase of development. The approved scheme shall be implemented not later than 12 months from the date any of the buildings within the relevant phase of development are first occupied. Each scheme shall include details of all seating, planters and other items of street furniture, together with full details of all planting arrangements, including trees as relevant to the phase. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.”

In order to provide the details requested by Condition 5, EA have prepared a Public Realm Strategy for the St John’s Estate that includes details of all seating, planters and other items of street furniture, together with full details of all planting arrangements, including trees within the public realm proposed at Manchester Goods Yard.

This Masterplan Document also shows how these proposals knit in with the wider estate to complement each individual character area. Further detail on specific areas of the public realm at Manchester Goods Yard and detailed designs can be identified within the additional drawings, which have been submitted with this application.

The delivery of the public realm will be as part of the individual development plots located across the masterplan. The plot boundaries have been drawn to ensure each phase has the required public realm for it to function in their own right ahead of further plots being developed. These boundaries will be marked by hoarding lines in the short term and any development plots not currently marked for development will be used as temporary public realm until such time it is developed. Further information on the temporary landscaping proposals can be found within Section 4.10 of the Public Realm Strategy being submitted with this application.

For Manchester Goods Yard, a series of trees and fixed seating elements are proposed to the main entrance of the building along Studio Boulevard. This both enhances the street scene and creates activity and animation to the office entrance and benefits from extensive active frontage with café, bar and restaurant units within the ground floor of most buildings. As such space has been reserved to the building curtilages allowing loose furniture to inhabit and animate the streets and covered walkways.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 5 should be formally discharged.

Condition 7 – Paving and Surfacing Strategy

Condition 7 is worded as follows:

“Before any phase of the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways within that phase shall be submitted to and approved in writing by the City Council as local planning authority. All works approved for any phase of the development in discharge of this condition shall be fully completed before that phase of the development hereby approved is first occupied.”

In order to provide the details requested by Condition 7, EA have prepared a Public Realm Strategy for the St John’s Estate that provides details of all public footpaths, vehicular crossings and vehicular carriageways within the Manchester Goods Yard area, including dropped kerbs. Further detail on specific areas sections of the public realm can be identified within the additional drawings which have been submitted with this application.

The public realm associated with Manchester Goods Yard forms the central zone of the masterplan. The use of in situ concrete in a 3x3m grid is proposed to the areas defined by Manchester Goods Yard creating a high quality yet robust surface within this area of the masterplan. The grid acts as a unifying element and responds to the regular geometry of the buildings. It is characterised by a regular paving grid that responds to the geometry of the Manchester Goods Yards building, the grid acts as a unifying element creating visual connections with the buildings that surrounding it.

This area of public realm is required to accommodate regular service vehicle movements including HGVs to the retained studios. As such the paving strategy has been developed to identify these routes whilst retaining a pedestrian first environment and single surface approach.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 7 should be formally discharged.

Condition 15 – External Management and Maintenance Strategy

Condition 15 is worded as follows:

“Before first occupation of any phase of the development, full details of a Management and Maintenance Strategy for the external areas, including planting arrangements, boundary treatments, furniture and lighting within that phase, shall be submitted to, and approved in writing by, the City Council as local planning authority.”

In order to provide the details requested by Condition 15, EA have prepared a Landscape Management Plan for the external areas of the St Johns Estate, including planting arrangements, boundary treatments, furniture and lighting of the external areas of Manchester Goods Yard. This is contained with Section 8 of the Public Realm Strategy being submitted with this application.

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site. The principle management strategy for the site is for an easy to maintain landscape that uses durable and robust products and materials for enhanced longevity. The hard landscape materials will conform to British Standards (BS) and European Standards (ES) as well as being easy to clean, maintain or replace if required.

This LMP will be reviewed annually to ensure its effectiveness at maintaining the landscape elements to the highest standards.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 15 should be formally discharged.

Condition 16 – Lighting Scheme

Condition 16 is worded as follows:

“The development hereby approved shall include a lighting scheme for the development as relevant to that phase, including the illumination of any part of buildings and all areas of public realm during the period between dusk and dawn. Full details of such a scheme relevant to each phase, including lighting columns and fittings, level and type of illumination, and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the relevant phase of the development is occupied, other than enabling works comprising demolition, piling and construction of the sub structure. External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The approved scheme for each phase shall be implemented in full before any part of that phase of the development is first occupied.”

In order to provide the details requested by Condition 16, EA have prepared a Public Realm Strategy for the St Johns Estate that provides a detailed strategy of how Manchester Goods Yard will be illuminated during the period between dusk and dawn and is located within Section 4.9. As part of developing this lighting scheme, EA have considered the impact on nearby residential properties and have created a strategy that has no adverse impact on current and future residents surrounding Manchester Goods Yard.

The required lighting levels for the public realm will be achieved through building-mounted units across most of the development. This will reduce clutter within the external spaces and further reinforce the intention to provide a multi-functional external environment that can be curated for a number of activities.

In addition to this, elements within the public realm will be accentuated using feature lighting. This includes up-lighting trees and incorporating lighting in the fixed seating elements located near to Manchester Goods Yard.

The only element of functional public realm lighting that isn't building mounted will be the inclusion of catenary lighting along Studio Boulevard between Manchester Goods Yard and Old Granada Studios. On the frontage of Manchester Goods Yard along Studio Boulevard, there will be recessed strip lighting on external seating whilst at the rear of the building there will be interior lighting to illuminate the streets and avenues.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 16 should be formally discharged.

Condition 23 – Wind Mitigation

Condition 23 is worded as follows:

“No construction shall commence, other than enabling works comprising demolition, piling and construction of the sub structure, unless and until full details of all wind mitigation measures, if required, have been submitted to, and approved in writing by the City Council, as local planning authority. All such measures shall be fully wind tested, and accompanied by a detailed report confirming that wind conditions related to the development are satisfactory and acceptable.”

In order to provide the details requested by Condition 23, Urban Microclimate have prepared a Wind Microclimate Report that provides details of a wind microclimate assessment within St John's, including all nearby committed cumulative developments, and includes suitable wind mitigation measures as necessary.

The proposed mitigation measures include the incorporation of a mixture of high trees and shrub planting within the public realm, which is also supported by a number of porous screens in the appropriate locations. More detailed information on mitigation measures is outlined within section 3.2 of the Wind Mitigation Report.

With the mitigation features implemented, pedestrian level wind conditions in and around the site rate as safe for all users. In terms of pedestrian comfort, wind conditions within the site are considered suitable for pedestrian access to, and passage through or past, the developments. Conditions at the main entrances are expected to be suitable for pedestrian ingress / egress. A secondary entrance to a commercial unit is marginally windy, but tolerable for pedestrian ingress / egress even in the strongest wind conditions.

Save for the above and as set out in the report, no further mitigation measures associated with the Manchester Good Yard development are required. Therefore, the information provided meets the requirements set out and therefore Condition 16 should be formally discharged.

Summary

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to partially discharge Conditions 4, 5, 7, 15, 16 and 23.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-10389891).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact myself using the details provided overleaf or Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely

Deloitte LLP

Enc:

- **External Landscaping Drawing Pack prepared by Exterior Architecture**
 - o SJQ-600-EXA-XX-L00-DR-L-000100
 - o SJQ-600-EXA-XX-L00-DR-L-000110
 - o SJQ-600-EXA-XX-L00-DR-L-000601
 - o SJQ-600-EXA-XX-L00-DR-L-000602
 - o SJQ-600-EXA-XX-L00-DR-L-000603
 - o SJQ-600-EXA-XX-L00-DR-L-000604
 - o SJQ-600-EXA-XX-L00-DR-L-000606
 - o SJQ-600-EXA-XX-L00-DR-L-000607
 - o SJQ-600-EXA-XX-L00-DR-L-000608
 - o SJQ-600-EXA-XX-L00-DR-L-000610
 - o SJQ-600-EXA-XX-L00-DR-L-000701
 - o SJQ-600-EXA-XX-L00-DR-L-000702
- **External Landscaping Drawing Schedule prepared by Exterior Architecture**
- **Schedule of Landscaping Materials prepared by Exterior Architecture**
- **St Johns Public Realm Strategy prepared by Exterior Architecture**
- **Wind Microclimate Report prepared by Urban Microclimate**