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7th January 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 DEMOLITION CONTRACT CONDITION (48) IN RESPECT OF PHASE 2**

Please find enclosed a planning application to partially discharge condition 48 regarding the demolition contract for Phase 2 of planning consent ref: 125549/JO/2019 as amended by consent 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-10495353)

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
Phase 4 – Refurbishment of Pub

The approach to discharging condition 48 (Contract) is on a phase by phase basis. Therefore, discharge is only sought in relation to Phase 2 through this submission. Phase 1 was previously approved under reference CDN/20/0856.

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

No	Condition	Information Submitted
48	The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the building works for each part of the redevelopment of the site (as defined by condition 51) to which such demolition relates. Evidence of that contract for each part of the development shall be supplied to the City Council as local planning authority. Reason - To ensure the satisfactory development of the site, pursuant to policies DM1 and SP1 of the Core Strategy.	Design & Build Contract

Please note that this document is commercially sensitive and should not be made publicly available.

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