



Discharge of Condition 43 associated to planning application 121099/FO/2018

Description of proposal: Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.

Location: Land At Portugal Street East, Manchester, M1 2WX

Condition: None of the development hereby permitted shall be commenced until detailed design and construction method statements have been submitted to and approved in writing by the Local Planning Authority in liaison with HS2 Ltd.

The design and method statement/s to be submitted under the above condition, shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted and of the HS2 works, the construction of the HS2 works are not impeded. The scheme hereby approved shall not be implemented other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority in liaison with HS2 Ltd.

Reason: To ensure the proposed development does not impede the delivery of High Speed 2, an infrastructure project of national importance.

Date: 24th May 2022



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Please refer to the supporting documents submitted, which provide design and method statements for the demolition works and construction works to be carried out as part of the development, including proposed start dates and duration of works.

The documents submitted include:

- **Demolition Method Statement** (approved under condition 1 (ref: CDN/21/0890) associated to planning approval 120090/DEM/2018 and condition 8 (ref: CDN/21/0842) associated to planning approval 121467/FO/2018)
- **Statement of Construction Practice** (approved under condition 10 (ref: CDN/21/0843) associated to planning approval 121099/FO/2018)
- **Programme for Submission of Final Detail of Public Realm and Highway Works** (submitted for conditions 12 and 13a (ref: CDN/22/0178 and CDN/22/0179) associated to planning approval 121099/FO/2018; awaiting discharge approval)

In accordance with the requirements of the planning condition, and recommendation of MCC, the Applicant is simultaneously consulting directly with HS2 Ltd to seek prior agreement.



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