

26th April 2021

Planning Dept,
Manchester City Council,
P O Box 532,
Town Hall,
Manchester
M60 2LA

Dear Sir / Madam,

Discharge of Conditions for Listed Building Consent 105886/LO/2014/C2 and Planning Permission 105885/FO/2014/C2.

Location: 2 Harter Street, Manchester, M1 6HY

We have been instructed on behalf of Paramount Properties [the applicant] to seek formal discharge of Planning Permission and Listed Building Consent conditions for the following applications:

- Listed Building Consent 105886/LO/2014/C2
- Planning Permission 105885/FO/2014/C2

Following our recent correspondence with Angel Leckie, Planning Officer, we have ascertained that several conditions on both applications have been discharged, however despite applications and discussions with the Local Planning Authority several conditions are still partially or fully outstanding.

Our records show that the last discharge of conditions decision was issued by the LPA in 2017. While we understand that there were ongoing discussions during the discharge of conditions application process it becomes increasingly challenging to construct a legible narrative of conversations and discussion after such a long period of time and as such, we have revisited each condition, providing information on whether it is discharged, or, where outstanding provided details to enable it to be discharged. We hope that you find this helpful. We are of course not applying for all conditions to be discharged, only those that are outstanding.

You will be aware that the works and development have been completed and the building is occupied. We fully appreciate this is not an ideal situation, but it does allow for the details of many of the conditions to be viewed on site, negating the need for detailed drawings in some instances.

In providing details for discharging the conditions (which total 39 when including all those grouped under Condition 5), we are mindful of the test of conditions and the reasons for their imposition to ensure that we provide information that is relevant and accords with the preciseness of the condition. We have provided relevant photographs where they assist with decision making.

We believe that it is in everybody's interest to formally discharge the conditions enabling the LPA to have on record the works carried out. This is the best option for the long-term preservation of the Listed Building and allows the LPA to have a baseline of its condition, appearance and works completed for future use.

The following tracker table summarises the position and highlights which conditions are subject of this application.

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Queens House | Queen Street | Manchester | M2 5HT

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CONDITION No.	STATUS	DATE	COMMENTS
1	INFORMATIVE CONDITON ONLY - NO DETAILS REQUIRED		
2	INFORMATIVE CONDITON ONLY - NO DETAILS REQUIRED		
3	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
4	INFORMATIVE CONDITON ONLY - NO DETAILS REQUIRED		
5a	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5b	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5c	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5d	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5e	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5f	PARTIAL DISCHARGE	10 February 2017	SEE APPENDIX 4 & ADDITIONAL DETAILS SUBMITTED
5g	PARTIAL DISCHARGE	10 July 2017	SEE APPENDIX 5 & ADDITIONAL DETAILS SUBMITTED
5h	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5i	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5j	OUSTANDING		DETAILS SUBMITTED
5k	OUSTANDING		DETAILS SUBMITTED
5l	OUSTANDING		DETAILS SUBMITTED
5m	OUSTANDING		DETAILS SUBMITTED
5n	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5o	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5p	OUSTANDING		DETAILS SUBMITTED
5q	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5r	DISCHARGED	10 July 2017	SEE APPENDIX 5 & SUBMITTED DETAILS
5s	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
5t	OUSTANDING		DETAILS SUBMITTED
5u	OUSTANDING		DETAILS SUBMITTED
5v	OUSTANDING		DETAILS SUBMITTED

5w	DISCHARGED?	10 February 2017	SEE APPENDIX 4 & SUBMITTED DETAILS
5x	OUTSTANDING		DETAILS SUBMITTED
5y	OUTSTANDING		DETAILS SUBMITTED
5z	OUTSTANDING		DETAILS SUBMITTED
5aa	DISCHARGED	10 February 2017	SEE APPENDIX 4 OF SUBMISSION
6	INFORMATIVE CONDITON ONLY-NO DETAILS REQUIRED		
7	DISCHARGED	22 June 2015	SEE APPENDIX 8 OF SUBMISSION
8	INFORMATIVE CONDITON ONLY - NO DETAILS REQUIRED		
9	CONDITION WAS REMOVED	16 September 2015	SEE SUBMITTED DETAILS
10	OUTSTANDING		DETAILS SUBMITTED
11	OUTSTANDING		DETAILS SUBMITTED
12	INFORMATIVE CONDITON ONLY - NO DETAILS REQUIRED		
13	OUTSTANDING		OUTSTANDING

Conditions which this application for discharge relates.

We trust that the enclosed is sufficient to discharge the final remaining outstanding conditions to enable a speedy decision. However, should you require further information please do not hesitate to contact me.

Yours faithfully,



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