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05 October 2020

FAO Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Manchester New Square (Land at Princess Street and Whitworth Street, Manchester)
Condition Discharge Application: Planning Permission 114585/FO/2016
Planning Portal Ref PP-09108394

Please find enclosed an application to discharge conditions 8, 23 and 32 attached to Planning Permission 114585/FO/2016, which was granted on 9 March 2017. The Applicant is Urban & Civic (Princess Street) Limited.

The description of development for planning permission 114585/FO/2016 is as follows:

'Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.'

This condition discharge application is submitted to the Local Planning Authority to allow for the occupation of Building 3 - The Carding Building in mid-October 2020.

Table 1 below confirms the documents submitted in support of this application for the full discharge of Condition 32 and the partial discharge of Conditions 8 and 23 to allow for the occupation of Building 3 – The Carding Building.

Table 1: Condition Wording and Submission Documents.

Condition	Full or Partial Discharge	Details
8 - Secured By Design No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved	Partial discharge in relation to Building 3.	Secured by Design Accreditation Confirmation, prepared by GMP. Please note that Condition 8 was previously partially discharged by the LPA under application CDN/18/0096 (approved 10/05/18) to confirm the details of the measures to be incorporated into the development to demonstrate how Secure by Design accreditation will be achieved.

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Condition	Full or Partial Discharge	Details
shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.		This condition will be re-discharged ahead of occupation of Buildings 1 and 2 scheduled for April 2021.
23 - Sustainable Drainage Scheme No development hereby approved shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: (a) Verification report providing photographic evidence of construction as per design drawings; (b) As built construction drawings if different from design construction drawings; and, (c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.	Partial discharge in relation to Building 3.	Condition 23 was partially discharged by the LPA under application CDN/19/1016 (approved 24 August 2020). Further photographic evidence is required and submitted as part of this application as it was agreed that details would be submitted ahead of occupation of each building. The following additional photos have been submitted to demonstrate that fit out is ongoing: • IMG_6010 • IMG-6011 • IMG_6012 • IMG_6013 • IMG_6014 • IMG_6015 The photographs show the waterproofed podium slab, with the egg crate system above. On top of this sits a membrane arrangement which prevents sub-base migration, but allows water from paving level to permeate through to the egg crate section, should the local drainage networks be at capacity. The excess water then sits in the egg crate zone until such time as the local drainage system has capacity again, whereupon it drains away. This condition will be re-discharged ahead of occupation of Buildings 1 and 2 scheduled for April 2021.
32a - Car Park Control Measures Before any part of the development hereby approved is first occupied details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority (a) Method of car park control to ensure that vehicles waiting to access the car park do so before those waiting to exit (detection loop)	Full Discharge	The car park will be residents only. It is not envisaged that it will be operated as a public car park. The access and egress arrangements have been reviewed by a car park provider, who considered that there is sufficient width on the ramp for cars to pass each other safely in a two way scenario, i.e. no traffic light system required. Therefore, there is no requirement for car park control measures within the car park. Please note that parts (b) and (c) of Condition 32 have been discharged by the LPA under application CDN/19/1016 (approved 24 August 2020).

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Enclosed Documents

The application comprises of the following documents:

- Completed Application Form;
- Details listed in the above table; and
- Application Fee of £116.

We look forward to receiving written confirmation that the application has been registered. Please contact my colleague Hannah Shine (0161 455 8014 / hshine@deloitte.co.uk) if you have any queries or require any additional information regarding this matter.

Yours sincerely



John Cooper
Deloitte LLP