Deloitte.
Real Estate

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

03 September 2018

FAO Sue Wills
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sue

Angel Gardens (Plot L), Manchester – Application for Discharge of Conditions 11, 36 and 41 Planning Permission Reference 111347/FO/2016/N1

Please find enclosed a Condition Discharge application submitted by Moda Living (Angel Gardens) Limited, for the discharge of Planning Conditions 11 and 41 (boundary treatments) and 36 (archaeological physical interpretation package) attached to Planning Permission 111347/FO/2016/N1 as amended by 120379/NMC/2018, relating to the Angel Gardens development in Manchester City Centre.

For clarity, Planning Permission Reference 111347/FO/2016/N1 approved the following description of development:

"Erection of part 7 storey, part 35 storey building to form a mixed use development comprising 466 residential apartments (Use Class C3) and ground floor commercial units maximum of 1,769 sq. m. (Use Classes A1, A2, A3, B1 and D1) along with associated roof top garden and multi-use games area (MUGA) to 7 storey element, basement car parking, hard and soft landscaping, and associated works including the creation of a new pedestrian route between Angel Street and Miller Street"

The application was amended on 02 August 2018 under application reference 120379/NMC/2018, which approved alterations to the ground floor layout, 7th floor layout and associated changes to the proposed elevations.

Condition 11 and 41 – Boundary Treatments

Condition 11 is worded as follows:

"No landscaping works shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site boundary with Plots 2 and 3 (in a scenario where the permission hereby approved is implemented prior to the neighbouring plots), together with the proposed timing of the erection of the boundary treatment. Development shall be carried out in accordance with the approved details and shall thereafter be retained."

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NWE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NWE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2018 Deloitte LLP. All rights reserved.

Deloitte.
Real Estate

Condition 41 is worded as follows:

"Details of any retaining structures along the western boundary with plots 2 and 3, shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the landscaping works commencing. The development shall be implemented in accordance with the approved details, prior to the development being occupied."

To allow Manchester City Council to support the full discharge of Planning Condition 11 and 41, please find enclosed:

- PL1378-GA-P112 (Boundary Treatment and Temporary interface with 2 and 3 Angel Square Plan); and

- PL1378-GA-P113 (Boundary Treatment and Temporary interface with 2 and 3 Angel Square Section).

This highlights the interim treatment proposed at the boundary between Angel Gardens and 2 and 3 Angel Square prior to this adjacent site being brought forward for development, at which points levels will change. The boundary treatment intends to be installed on site in January 2019 and will be in place when the development is due to complete in Q4 2019.

Condition 36 – Physical Interpretation Package

Condition 36 is worded as follows:

"Details of proposals for physical interpretation package, including phasing details and maintenance, shall be submitted to and approved in writing by the City Council as local planning authority, prior to the commencement of the landscaping scheme; and the details of proposals for digital interpretation package, shall be submitted to and approved in writing by the City Council as local planning authority, prior to occupation of development. The first phase of interpretation will be delivered within six months of first occupation of the development."

To allow Manchester City Council to support the full discharge of Planning Condition 36, please find enclosed the following plans and documents:

- Document: Physical Interpretation Package, prepared by NOMA; and

- Plans: PL1378-D-450 (Granite Plinth); PL1378-D-451 (Granite Wall); PL1378-D-452 (Steel Edge); PL1378-D-453 (Wayfinding Totem); PL1378-D-454 (Tree Planter); PL1378-D-456 (Mill Bevel); PL1378-D-458 (Street Signage); PL1378-D-459 (Bespoke Brick); PL1378-D-460 (Mill Outline); PL1378-D-461 (Plinth Engravings); PL1378-D-462 (Viewer Goggle Details); PL1378-D-465 (Mews Paving Detail); PL1378-SMI-100 (Detail Area Key Plan); PL1378-SMI-101 (Mews Detail Area); PL1378-SMI-102 (Courtyard Detail Area); PL1378-SMI-103 (Miller Street Detail Area); PL1378-SMI-104 (2&3 Angel Square Detail Area); PL1378-SMI-105 (Nodes Locations Plan); PL1378-SMI-106 (Public Realm Wayfinding Plan); and PL1378-SMI-107 (Mill Outline Co-ordination), prepared by Planit-IE.

The details of the physical interpretation package were presented and discussed at a pre-application meeting on 14 August 2018 with the design team and Manchester City Council Planning Department, Greater Manchester Archaeological Advisory Service and Historic England.

The feedback received during that meeting has been reflected in the submitted plans and documents to be considered in relation to the discharge of Planning Condition 36. In addition to the above plans and Interpretation Package, a monograph is currently being prepared by Salford Archaeology, which will be

Deloitte.
Real Estate

available online to support the physical interpretation package in addition to a range of online digital content available through the a dedicated website. This dedicated website was presented at the above pre-application meeting and will go live once the artwork is installed.

The Submission

In addition to the supporting plans and supporting information set out in this letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to discharge Conditions 11, 36 and 41.

A cheque made payable to Manchester City Council for £116 in respect of the application fee for the application to agree details reserved by condition will be hand delivered to Manchester City Council.

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

John Cooper
Deloitte LLP