Deloitte.
Real Estate

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

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

17 October 2017

F.A.O Sue Wills
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sue,

Angel Gardens Plot L, Manchester – Application for Discharge of Conditions 7, 48 and 51. Planning Permission Ref. 111347/FO/2016/N1

On behalf of the applicants, Carillion PLC and Moda Living (Angel Gardens) Limited, please find enclosed an application for the discharge of conditions 7, 48 and 51 attached to Planning Permission Ref. 111347/FO/2016/N1, relating to the Angel Gardens development in Manchester City Centre.

For clarity, Planning Permission Ref. 11347/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 sqm (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."

Background

An application to discharge conditions 7, 9, 12, 24, 30, 33, 37, 47 and 48 was submitted to Manchester City Council ('MCC') on 28 March 2017 (Ref. CDN/17/0158). Whilst several of these conditions were discharged on 18 August 2017 (conditions 12, 33, and 47), further information was requested on conditions 7, 24, 30, 37, and 48.

A new application to discharge conditions 24, 30, and 37 was subsequently submitted to MCC on 8 September 2017 as part of a separate condition discharge application.

This application is submitted pursuant to the discharge of conditions 7 and 48, and is in accordance with the further information requirements detailed in decision notice ref. CDN/17/0158 dated 18 August 2017. The application also requests confirmation of the formal discharge of condition 51 (vibro-impact works).

Condition 7 – Materials Samples

As part of application CDN/17/0158 to discharge condition 7, the following information was submitted:

- Sample boards including:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Deloitte LLP is the United Kingdom member firm of Deloitte Touche Tohmatsu Limited ("DTTL"), a UK private company limited by guarantee, whose member firms are legally separate and independent entities. Please see www.deloitte.co.uk/about for a detailed description of the legal structure of DTTL and its member firms.

© 2017 Deloitte LLP. All rights reserved.

  - GRC 1 - Ponce GRC Cladding - Acid ETCH Smooth
  - GRC 2 - Ponce GRC Cladding - Sand Blasted Textured
  - PPC1 - PPC Aluminium - Unitised Frame Members & Wind Baffle – powder coated RAL 9011
  - PPC2 - PPC Aluminium - Cassette Cladding Bronze
  - RS1- Reynobond Rainscreen Duragloss 500 MattXtrem -Cassette Deep Grey Anodised
  - GS1- Duglass Glass Spandrel - Back painted glazed spandrel RAL 7022
- Specification information for each material
- Drawings detailing the mock up proposal.

The response received from Manchester City Council on 18 August 2017 in response to application ref. CDN/17/0158, was as follows:

The external materials palette has been considered and a request was made previously for mock ups of the materials panels (26.06.17), so that the visual impacts of the materials and associated jointing could be better assessed. As such, condition no. 7 cannot be discharged until the mock up material panels are available on site for examination, and have been considered.

The Applicant is now able confirm that the full size materials panels will be available to be viewed on site in October 2017. As soon as we have confirmed date of arrival by the contractor we will seek to arrange an on-site meeting to view the sample panels for your consideration and complete the detailed requirements of the condition.

Condition 48 – Wind Baffles

The response to application CDN/17/0158 from MCC concerning condition 48 was as follows:

In view of the previous request for samples of the wind deflectors to be provided as part of the mock ups for the material panels (26.06.2017), so the material and visual impacts of the deflectors could be better assessed, and that the design of the apertures may change, condition no.48 cannot be discharged at this time.

The Applicant can confirm that the wind deflectors will be included as part of the material panels available to view in October 2017 and complete the detailed requirements of the condition.

Condition 51 – Vibro-Impact Works

Condition 51 is worded as follows:

Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

In correspondence with MCC in November 2016 the Applicant confirmed that no vibration works are proposed and as such the works will have no impact upon the railway. This information was also issued to Network Rail on 24 November 2016. On this basis we request that this condition is fully discharged. A copy of the relevant email correspondence is enclosed.

Deloitte.
Real Estate

I trust that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above.

The Application Fee comprising £97 will be paid via the Planning Portal.

If you require any further details, please do not hesitate to contact me on 0161 455 8578 or meliswilson@deloitte.co.uk.

Yours sincerely



Melissa Wilson
For Deloitte LLP