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20 January 2017

Head of Planning
Chief Executive's Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Angela Leckie

Dear Angela,

KAMPUS, Manchester – Request to Discharge Condition 3 of Planning Permission Ref. 112034/FO/2016/C2

On behalf of our client, Aytoun Street Developments Limited, please find enclosed an application for the discharge of condition 3 attached to Planning Permission Ref. 112034/FO/2016/C2, relating to the redevelopment of the former Manchester Metropolitan University Aytoun Street Campus in Manchester City Centre.

For clarity, this sought permission for the:

Creation of approximately 478 residential units (160 x 1 bed and 318 x 2 bed) and commercial space comprising
(a) Conversion and extension of existing 12 storey building to 15 storeys (The Tower) comprising residential accommodation (Class C3 - 123 units) above ground and first floor (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurants and Cafe), A4 (Drinking Establishment), B1 (Office), D1 (Non-residential institutions – crèche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure – Gymnasium, indoor sport and recreation only),
(b) Erection of 2 x 14-16 storey buildings (Block C and F comprising residential accommodation (Class C3 – 136 units (C) and 209 units (F)) above ground and first floor (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurants and Cafe), A4 (Drinking Establishment), B1 (Office), D1 (Non-residential institutions – crèche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure – Gymnasium, indoor sport and recreation only), Building F and Tower to be linked by podium; and
(c) change of use of existing 1 storey building on stilts (The Bungalow) to Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurants and Cafe), A4 (Drinking Establishment), B1 (Office), D1 (Non-residential institutions – crèche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure – Gymnasium, indoor sport and recreation only)
and hard and soft landscaping comprising central public square, commercial and retail terraces, private residents terrace and public/private roof top gardens with car parking for 69 vehicles located at ground and first floor levels and associated works to facilitate servicing and access following demolition to existing teaching and library buildings.

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Condition 3

This application seeks to discharge condition 3 of Planning Permission Ref. 112034/FO/2016/C2. This is the first condition to be discharged attached to the above permission. Construction works are scheduled to commence as soon as this condition has been discharged.

For ease of reference, condition 3 is worded as follows:

The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of doubt, the demolition of the buildings would not constitute commencement of development.

A Demolition Method Statement has been prepared by Squibb Group to discharge the above condition. The Statement is supported by Appendix A – Logistics Plan; Appendix B – Demolition Plan; and Appendix C – Forecast Programme. These appendices provide overviews of the proposals for the logistics, demolition and programme.

The Statement illustrates the methodology set forward to undertake the demolition works including the removal of the tower façade, external ramps and balustrades to ground level, and the concrete staircase of the 12 storey tower block; the sequence of works; logistics plan; services; soft strip methodology; structural methodology; and boundary treatment works.

The Statement also identifies hazards and risks associated with the works, and details mitigation methods proposed to minimise the impact of the works on the local environment.

Supporting Documentation

Information required to discharge the condition above is provided in the following documents:

- Application form for discharge of information reserved by condition; and,
- A Demolition Method Statement prepared by Squibb Group.

We enclose a hard copy of the submission documents in support of the application. An electronic copy has been submitted via the Planning Portal. The planning application fee was been paid via the Planning Portal on 20 January 2017.

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 Mel Wilson (0161 455 8578 / meliswilson@deloitte.co.uk).

Yours sincerely,

Mark Underwood

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For Deloitte LLP