

18th July 2025

Angela Leckie,
Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

**Port Street – Application to Discharge of Condition 9e (Public Realm) and 24 (Lighting)
Planning Permission Ref. 132489/FO/2021 (as amended)**

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the discharge of Condition 9e and Condition 24, as attached to Planning Permission Ref. 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025).

Background

On 7th October 2022, Planning Permission Ref. 132489/FO/2021 was granted for Port Street in Manchester City Centre for:

“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents’ amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.”

On 2nd May 2025, Section 96(a) application was granted to make Non-Material Amendments (“NMA”) to Planning Permission Ref. 132489/FO/2021. This NMA included amendments to Condition 9 wording to reflect the revised drawings, which is set out in this letter. However, this did not constitute a material change to the wording of Condition 9e.

Condition Discharge

Condition 9e

The full Condition 9 wording, as approved under the Application Ref. 142363/NMC/2025, is as follows:

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“Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in the Port Street, Manchester Landscape Strategy by Reform stamped as received on 13-12-21 as amended by the Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P10 stamped as received on 10-03-25 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of hours during which the terrace at 7th floor level will be open to residents and the mechanisms which would prevent use outside of those hours;

(b) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(e) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(g) Details of natural play equipment provision;

(h) Lighting around and within the site (which includes for consideration of older and disabled people) and any biodiversity features installed for bats); ;

(i) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

(j) A management and maintenance strategy for the public realm including hours during which these areas would be open to non residents, how access to these areas would be managed in the longer term including triggers for removal of the gated access (based on future development plots being delivered) and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintainance of provision of access for disabled people; and

(k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; location of rumble strips; location of raised crossings; design and location of any pop up power supplies; provision of clear routes to ensure unrestricted access for all; and

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place”

Parts a, b, c, d, f, g, h, i, j and k of Condition 9 were discharged under application ref. CDN/25/0225 on 12th May 2025.

This application seeks to discharge the remaining Part e of Condition 9, with the submission documents outlined in Table 1 below. These submission documents include the details of how surface water will be managed within the public realm through Suds interventions.

Table 1. Summary of Condition 9e Submission Documents

Document Name	Document Ref.
Proposed Drainage Layout Ground Floor Level	Z0-WSP-G580-PL-XX-001 C04
External Works Layout	Z0-WSP-G700-PL-XX-001 P01
External Works Build Ups	Z0-WSP-G700-SE-XX-001 P03

Condition 24

Condition 24 wording, as approved under the original decision notice (Ref. 132489/FO/2021) is as follows:

“Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority”

Table 2 outlines the information submitted to discharge Condition 24. The submitted information confirms that the proposed lighting levels will not have any adverse impact on the amenity of residents and adjacent developments.

Table 2. Summary of Condition 24 Submission Documents

Document Name	Document Ref.
Port Street, Manchester – External Lighting Assessment (Dated 16/07/25)	Z0-FUT-G760-RP-XX-001 P2

Application Submission

The application (ref. PP-14181209) has been submitted via Planning Portal. The application comprises this covering letter, the information set out in Tables 1 & 2, the application form. The associated application fee and Planning portal service charge totalling £383.00 will be paid online following submission.

We request the Local Planning Authority’s written consent that the enclosed information is sufficient to allow the full discharge of the condition outlined above.

If you have any queries regarding this submission, please do not hesitate to contact me or my colleagues

Yours sincerely



Deloitte LLP