

Steven McCoombe

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

12 June 2025

Submitted via Planning Portal (ref: PP-14093644)

Dear Steve

Application for the Discharge of Condition 31 pursuant to 135278/FO/2022: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to discharge Condition 31 of planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'), which requires full details of all boundary treatments. The permission was granted on 17th March 2023 for the following description of development:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

Condition 33

'Notwithstanding details submitted, the development hereby approved shall not be occupied until there has been submitted to and approved in writing by the City Council as Local Planning authority a plan indicating the positions, design, materials and type of any new boundary treatment to be erected. The boundary treatment shall be completed before the development hereby approved is occupied and shall thereafter be retained.'

In order to discharge this condition, Re-form have prepared a Boundary Treatment plan (drawing ref: 0919-RFM-XX-00-DR-L-0009 C02) which has been submitted with this application.

The construction of the development is progressing in line with the programme, with Practical Completion currently anticipated for 25th July 2025. I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,



Rebecca Boston
Planner

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