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10 October 2025

Planning Department
Manchester City Council
Town Hall
Manchester
PO Box 532
M602LA

Dear Jen,

Waterhouse Gardens, Manchester – Application to Discharge Condition 41 attached to Planning Permission 138031/JO/2023.

Please find enclosed an application for the partial discharge of condition 41 attached to Planning Permission ref. 138031/JO/2023. This application is in relation to Waterhouse Gardens located within Manchester City Centre.

Background

Planning permission (ref. 118831/FO/2018) was granted on Site on 19 January 2018, for:

"Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works"

A non-material amendment (Ref. 132287/NMC/2021) was approved in relation to the scheme in November 2021 which allowed the trigger points of eight pre-commencement conditions to be amended.

Following this and the discharge of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022.

A further non-material amendment (Ref. 137321/NMC/2023) was approved in July 2023, to amend the condition wording for condition 6a to allow early enabling works to commence.

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In addition, a Section 73 application (Ref. 138031/JO/2023) to amend the approved plans for the inclusion of a basement area in Block A, was submitted in September 2023 and approved in March 2024. This represents the operative consent.

A subsequent NMA (142629/NMC/2025) was submitted in April 2025 and approved in May 2025 to amend the phasing plan and relevant conditions to allow the phased discharge of pre-occupation conditions.

Condition Discharge

This section sets out the relevant conditions and documents that have been submitted in support of the application.

Condition 41 – Commercial Signage

Condition 41 is worded as follows:

Prior to the first use of any commercial unit within each phase of development as indicated on drawings 0022-SP-ZZB2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZB1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of each phase of the development.

In order to support the discharge of Condition 41 a Signage Strategy has been prepared by Studio Power providing full details of proposed commercial signage including design, locations, materiality and fixings and submitted in support of this application.

Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP-14399164.

A fee has been paid to Manchester City Council for £383 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Condition 41 as outlined above.

If you require any further details please contact my colleague Rachel Poole (rpoole@deloitte.co.uk / +44 161 455 6272) or Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / +44 161 455 8451)

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Together makes progress

Kind regards



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