

Steven McCoombe

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

14 July 2025

Submitted via Planning Portal (ref: PP-14173606)

Dear Steve

Application for the Discharge of Condition 14 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 14 of planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to sustainable drainage. 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 14

'The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- *A verification report providing photographic evidence of construction as per design drawings;*
- *As built construction drawings if different from design construction drawings;*
- *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.'*

In order to discharge this condition, Meinhardt has prepared a report titled *'Technical Note - Verification Report Condition 14'*, 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,

