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4 July 2025

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Planning Portal ref: PP- 14151539

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITIONS 11 & 29 RELATING TO, No. 2 ST MICHAEL'S
ATTACHED TO APPLICATION REFERENCE REF. 137873/JO/2023
LAND BOUNDED BY JACKSON'S ROW, BOOTLE STREET, NO.1 ST MICHAELS AND 201 DEANS GATE**

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge the condition relating to Shop Front Details (Condition 11) and Signage Strategy (Condition 29) of planning consent ref. 137873/JO/2023 concerning No.2 of the development on land bounded by Jacksons Row, Bootle Street, No. 1 St Michaels and 201 Deansgate, known as St Michael's.

The description of development is:

"Variation of planning conditions 2 and 7 attached to planning permission 135827/JO/2022 to allow increase in height of building by two floors to facilitate the increase in the number of residential apartments from 213 to 229, reconfiguration of level 6 hotel, amendment to basement cycle store and other associated elevational alterations"

The application comprises:

- Completed planning application forms;
- The following plans:
 - 0643-HOD-ZZ-00-DR-A-71201-Signage Strategy - Level 00 GA Plan (P1);
 - 0643-HOD-ZZ-ZZ-DR-A-71230-Signage Strategy - Jacksons Row-(P3);
 - 0643-HOD-ZZ-ZZ-DR-A-71231-Signage Strategy - East Facade-(P3);
 - 0643-HOD-ZZ-ZZ-DR-A-71232-Signage Strategy - West Facade-(P3);
 - 0643-HOD-ZZ-ZZ-DR-A-71233-Signage Strategy - Bootle Street-(P2);
 - 0643-HOD-ZZ-ZZ-DR-A-71240- W Sculpture Set Out;
- This cover letter; and
- A planning application fee of £298

DISCHARGE OF CONDITIONS 11 AND 29

Conditions wording:

No	Condition	Information Submitted
11	No above ground construction to Phase 3 of the development (as defined by Condition 51) shall take place unless and until a detailed design guide for all shop fronts and commercial unit frontages in that part has been submitted to, and approved in writing by, the City Council, as local planning authority. The approved details shall be implemented as part of the development and be complete prior to the first use of the development hereby approved. Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the details approved on 04/04/23 under consent referenced CDN/23/0113.	- o 0643-HOD-ZZ-00-DR-A-71201-Signage Strategy - Level 00 GA Plan (P1); - o 0643-HOD-ZZ-ZZ-DR-A-71230-Signage Strategy - Jacksons Row-(P3); - o 0643-HOD-ZZ-ZZ-DR-A-71231-Signage Strategy - East Facade-(P3); - o 0643-HOD-ZZ-ZZ-DR-A-71232-Signage Strategy - West Facade-(P3); - o 0643-HOD-ZZ-ZZ-DR-A-71233-Signage Strategy - Bootle Street-(P2); - o 0643-HOD-ZZ-ZZ-DR-A-71240- W Sculpture Set Out
29	Before first occupation of each part of the development (as defined by condition 51), a signage design strategy for that part of the development shall be submitted to and approved in writing by the City Council as local planning authority. Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development 2 (SPG).	- o 0643-HOD-ZZ-00-DR-A-71201-Signage Strategy - Level 00 GA Plan (P1); - o 0643-HOD-ZZ-ZZ-DR-A-71230-Signage Strategy - Jacksons Row-(P3); - o 0643-HOD-ZZ-ZZ-DR-A-71231-Signage Strategy - East Facade-(P3); - o 0643-HOD-ZZ-ZZ-DR-A-71232-Signage Strategy - West Facade-(P3); - o 0643-HOD-ZZ-ZZ-DR-A-71233-Signage Strategy - Bootle Street-(P2); - o 0643-HOD-ZZ-ZZ-DR-A-71240- W Sculpture Set Out

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Nikki Sills
Partner