

5th June 2025

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

Dear Angela,

Port Street – Application to Part-Discharge of Condition 34 (Public Realm)
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 34, as attached to Planning Permission Ref. 132489/FO/2021 (as amended).

Background

On 7th October 2022, Planning Permission 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.”

Condition Discharge

The full Condition 34 wording, as approved under the original decision notice (Ref. 132489/FO/2021) is as follows:

"Notwithstanding the details contained within condition 2 above prior to the first occupation of the residential element, a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

(a) Details of the loading bay/ taxi drop off

(b) loading bay/cycle lane arrangements

(c) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic

management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and (d) Amendments to the existing TROs and bus stop locations / routes;

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element and thereafter retained and maintained in situ."

Table 1, below, outlines the information submitted to discharge Condition 34. The information submitted has previously been shared and agreed with MCC Highways, as part of discussions regarding the Section 278 agreement.

Table 1. Summary of discharge of condition 34 submission documents

Document Name	Document Ref.
Proposed TROs	210623T-MCC-OPS-1200-001
Public Highway Interface Details	ZO-REF-G710-DE-GRD-0894-8019
Detailed Hardworks Plan 1 of 3	ZO-REF-G710-PL-GRD-0894-0008
Detailed Hardworks Plan 2 of 3	ZO-REF-G710-PL-GRD-0894-0009
Detailed Hardworks Plan 3 of 3	ZO-REF-G710-PL-GRD-0894-0010
S278 Vehicle Tracking	ZO-WSP-G200-PL-XX-0103 P03
S278 Redline Boundary Plan	ZO-WSP-G200-PL-XX-0104 P02
S278 General Arrangement	ZO-WSP-G200-PL-XX-278 P08
S278 Highway Construction Details	ZO-WSP-G700-DE-XX-0701 P03
S278 Site Clearance	ZO-WSP-G700-PL-XX-0200 P02
S278 Proposed Pavement Layout	ZO-WSP-G700-PL-XX-0700 P04
S278 Proposed Kerbing Layout	ZO-WSP-G700-PL-XX-1100 P03

Application Submission

This application comprises this covering letter, the information set out in Table 1 and the requisite Application Form.

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 Kelly McCann (kmccann@deloitte.co.uk / +44 (0)161 455 6671) or Izzy Sankey (isankey@deloitte.co.uk / +44 (0)330 138 6654).

Yours sincerely



Deloitte LLP