

12 May 2025

FAO: Jennifer Atkinson
Planning and Highways Department
Manchester City Council
Town Hall, Albert Square
Manchester
M60 2LA

Dear Jennifer,

Waterhouse Gardens, Manchester – Application for Discharge of Condition 37

Please find enclosed an application for the discharge of condition 37 (Highways Works) attached to Planning Permission ref. 138031/JO/2023. This application is in relations 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.

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.

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A further non-material amendment (Ref. 142629/NMC/2025) was approved in May 2025, to amend the previously approved Phasing Plan. This was to enable pre-occupation conditions to be discharged on a phase-by-phase basis, in accordance with the construction programme.

Condition Discharge

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

Condition 37 – Highways Works

Condition 37 is worded as follows:

“Prior to the first use of the residential element within the first phase of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Amendments to the existing TROs along Dutton Street;*
- Inclusion of 3 loading bays;*
- Relocation of 4 Car Club Bays;*
- Addition of 2 disabled bays;*
- Vehicular crossovers reinstatement/new and resurface footways around the perimeter of the site on Dutton Street and Trinity Way frontages;*
- Widening of footway at corner of junction of Dutton Street/New Bridge Street around the perimeter of the site.*

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element within the final phase of the development hereby approved and thereafter retained and maintained in situ.”

In order to support the discharge of Condition 37, the following drawings and document have been prepared by Vectos and submitted in support of this application:

- 000382-SLR-XXX-XXX-DR-CH-100.rev p08 – prepared by Vectos, dated 29 March 2023
- 000382-SLR-XXX-XXX-DR-CH-200.rev p04 – prepared by Vectos, dated 29 March 2023

- 000382-SLR-XXX-XXX-DR-CH-1100.rev p04 – prepared by Vectos, dated 29 March 2023
- 000382-SLR-XXX-XXX-DR-CH-1200.rev p05 – prepared by Vectos, dated 29 March 2023
- 000382-SLR-XXX-XXX-DR-CH-4001.rev P01 – prepared by Vectos, dated 29 March 2023
- 000382-SLR-XXX-XXX-DR-CH-4002.rev P01 – prepared by Vectos, dated 29 March 2023

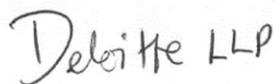
Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP-14007258.

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 full discharge of Condition 37 as outlined above.

If you require any further details please contact my colleague **Kelly McCann** (kmccann@deloitte.co.uk / 07771380709) or **Josh Wyatt-Smith** (jwyattsmith@deloitte.co.uk / 0161 455 8451).

Yours sincerely



Deloitte LLP