

14th April 2025

Delivered via Planning Portal

Lucy Harrison
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Lucy

DISCHARGE OF CONDITION 51A PURSUANT TO PLANNING PERMISSION (REF. 135419/FO/2022): ONE MEDLOCK STREET, MANCHESTER, M15 5FJ

On behalf of HG Construction ('the Applicant'), we are pleased to enclose an application to discharge Condition 51A (Landscape Programme) pursuant to planning permission (ref. 135419/FO/2022) at the above site.

The application is submitted via the Planning Portal (ref. PP-13740080) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- Completed Application Forms
- This Covering Letter
- Landscape Programme (doc ref. 00002 Rev 01), prepared by HG Construction

The requisite application fee of £298 has been paid online via the Planning Portal.

Background

As Manchester City Council ('MCC') is aware, a full planning permission for the demolition of the existing hotel building and structures and redevelopment of the site to comprise two buildings of office and purpose-built student accommodation units has been granted on 8th November 2023 (ref. 135419/FO/2022) ('the Original Permission'). The full wording of the approved development is as follows:

Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.

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Table 1 below provides an overview of the discharge of conditions applications progressed pursuant to Phase B only (purpose-built student accommodation units) in accordance with approved phasing plan (drawing ref. 2072-PLA-XX-XX-DR-L-0012).

Table 1: Discharge of Condition Planning Application Summary (Relevant to Phase B)

Application Reference	Condition No.	Status
CDN/23/0780	43a (Contaminated Land)	Discharged
	44 (Archaeology)	Partially discharged
	45 (CMP)	Discharged
	46a (Local Labour Construction)	Discharged
	48 (Carriageway Condition Survey)	Discharged
	54a (TV Reception)	Discharged
CDN/23/0830	50a (Art Wall Programme)	Discharged
	51a (Landscape Programme)	Discharged
	52a (SuDS)	Discharged
	55 (Radar Mitigation Scheme)	Discharged
	57a (Acoustics)	Partially discharged
	72 (Vehicle Access Strategy)	Discharged
CDN/24/0281	49a (Materials)	Discharged
CDN/24/0491	4 (Contract for redevelopment)	Discharged
	50a (Art Wall Programme)	Discharged
CDN/24/1040	44 (Archaeology)	Discharged

It is to be noted that pursuant to LPA Ref: CDN/23/0830 that Condition 51A has already been discharged, and currently the development is to be carried out in accordance with the 'Programme titled Planning Condition 51a Programme No: 00001' dated 14/11/2023.

Since the approval of the 'Programme titled Planning Condition 51a Programme No: 00001' dated 14/11/2023 changes have been made to the programme for the submission of final details of the public and private realm works relating to Phase B.

As a result, there is now a need to re-discharge Condition 51A to reflect the updated Landscape Programme (doc ref. 00002 Rev 01), prepared by HG Construction which aligns with a reduction in the overall programme duration.

For the avoidance of doubt Condition 51A Landscape Programme states:

Condition 51A states:

"Prior to the commencement of development of Block B and its phase, with the exception of site clearance and demolition, a programme for the submission of final details of the public and private realm works relating to that phase shall be submitted to and approved in writing by the City Council as Local Planning

Authority. The programme shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;*
- (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;*
- (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;*
- (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;*
- (v) Details of boundary treatments, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway;*
- (vi) Details of the proposed street furniture including seating, bins and lighting;*
- (vii) Details of any external steps and handrails;*
- (viii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.*
- (ix) All the features required for wind mitigation as set out in the Wind Microclimate Report dated 14 October 2022 by Arcaero (Environmental Statement Volume 4 Appendix E);*
- (x) A site layout plan showing all pedestrian routes within the site being a minimum width of 1.8m."*

The Landscape Programme (doc ref. 00002 Rev 01), prepared by HG Construction sets out the updated programme for the submission of final details of the public and private realm works and shows that the submission of final detail will be on 21st July 2025. The approved programme identified that the submission of final details would be 3rd February 2025. The change has been made to reflect a reduction in the overall programme duration.

Conclusion

I trust that you have the relevant information to validate this application and re-discharge Condition 51A pursuant to planning permission (ref. 135419/FO/2022).

Should you have any queries, or require more information please contact myself or my colleague Adam Buxton (adam.buxton@turley.co.uk).

Yours sincerely



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Assistant Planner

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