

7th March 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 9 (Public Realm Details)
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 Parts a, b, c, d, f, g, h, i, j, k of Condition 9, 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 9 condition wording, as approved under the original decision notice (Ref. 132489/FO/2021) is as follows:

“Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in the Port Street, Manchester Landscape Strategy by Reform stamped as received on 13-12-21 as amended by the Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P04 stamped as received on 10-05-22

shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

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For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of hours during which the terrace at 7th floor level will be open to residents and the mechanisms which would prevent use outside of those hours;

(b) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(e) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(g)Details of natural play equipment provision;

(h) Lighting around and within the site (which includes for consideration of older and disabled people) and any biodiversity features installed for bats); ;

(i) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

(j) A management and maintenance strategy for the public realm including hours during which these areas would be open to non residents, how access to these areas would be managed in the longer term including triggers for removal of the gated access (based on future development plots being delivered) and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintainance of provision of access for disabled people; and

(k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; location of rumble strips; location of raised crossings; design and location of any pop up power supplies; provision of clear routes to ensure unrestricted access for all; and

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.”

Table 1, below, outlines the information submitted to discharge Parts a, b, c, d, f, g, h, i, j and k of Condition 9. A separate application to discharge Condition 9 (e) will be submitted in due course.

Table 1. Summary of discharge of conditions submission documents.

Condition 9 Part	Topic	Information Submitted
a	7 th Floor Terrace	<ul style="list-style-type: none"> • Landscape Maintenance Plan Drawing Ref. Z0-REF-G710-SP-GRD-0894-0003; and • Public & Non-Public Areas Plan; and • Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents, management of access, contractor arrangements and hours of use of the 7th floor terrace (including measures to restrict out of hours use).
b	Materials and Landscaping	<ul style="list-style-type: none"> • Landscape General Arrangement Drawing Ref. Z0-REF-G710-PL-GRD-0894-0005; • Detailed Hardworks 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0008; • Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009; • Detailed Hardworks 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0010; • NBS Landscape Specification Ref. Z0-REF-G710-SP-GRD-0894-0002; • Public Highway Interface Details Drawing Ref. Z0-REF-G710-DE-GRD-0894-8019; and • Inclusive Access Statement Ref. RF21-894-R03-P01.
c	Biodiversity	<ul style="list-style-type: none"> • Ecology Report (Dated 06/02/25), Prepared by Penny Anderson Associates Ltd.

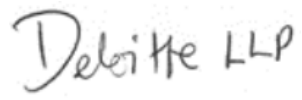
d	Trees	<ul style="list-style-type: none"> • Planting Plan 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0012; • Planting Plan 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0013; • Planting Plan 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0014; • Planting Schedules and Details Drawing Ref. Z0-REF-G710-PL-GRD-0894-0015; and • Landscape Maintenance Specification Drawing Ref. Z0-REF-G710-SP-GRD-0894-0003.
f	Street Furniture	<ul style="list-style-type: none"> • Landscape General Arrangement Drawing Ref. Z0-REF-G710-PL-GRD-0894-0005; • Detailed Hardworks 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0008; • Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009; • Detailed Hardworks 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0010; • NBS Landscape Specification Ref. Z0-REF-G710-SP-GRD-0894-0002; • Public Highway Interface Details Drawing Ref. Z0-REF-G710-DE-GRD-0894-8019; and •
g	Play Equipment	<ul style="list-style-type: none"> • External Furniture and Play Features Ref. Z0-REF-G710-SP-GRD-0894-0004.
h	Lighting	<ul style="list-style-type: none"> • Ecology Report (Dated 06/02/25), Prepared by Penny Anderson Associates Ltd.
i	Wayfinding Strategy	<ul style="list-style-type: none"> • Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009.
j	Public Realm Maintenance	<ul style="list-style-type: none"> • Landscape Maintenance Plan Drawing Ref. Z0-REF-G710-SP-GRD-0894-0003; • Public & Non-Public Areas Plan; and • Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents, management of access, contractor arrangements and hours of use of the 7th floor terrace (including measures to restrict out of hours use).
k	Hazards	<ul style="list-style-type: none"> • Inclusive Access Statement Ref. RF21-894-R03-P01.

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 and partial discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Kelly McCann (kmccann@deloitte.co.uk / +44(0)1614556671).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP