

Our Ref: 04C201431/LS
Your Ref: 139860/JO/2024

10 April 2025

Robert Griffin
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Robert,

**SUBMISSION OF A PLANNING APPLICATION DISCHARGE CONDITION 16 & 17 RELATING TO
FULL PLANNING APPLICATION 139860/JO/2024 AT CORNER OF RELIANCE STREET AND
OLDHAM ROAD, MANCHESTER M40 1EZ**

On behalf of our client Iduna Evci Asset Co 1 Limited ('the Applicant'), please find enclosed an application to discharge planning Condition 16 & 17 of planning permission 139860/JO/2024, which was approved by Manchester City Council on the 22 July 2024 and permits the following development:

"Variation of Conditions 2 (specified plans), 3 (construction management), 4 (contaminated land), 7 (external plant), 8 (plant verification), 9 (acoustics) and 11 (waste) and removal of condition 16 (green roof) attached to planning permission 136359/FO/2023 to allow for omission of the biodiverse canopy and replacement with individual canopies, reduction in retail/commercial space, reduction in trees, reduction in cycle parking, increased spacing between car parking spaces, new servicing and loading bay, reduction of green space and inclusion of roof-mounted PV arrays"

The relevant planning condition wording, as per the decision notice, is copied in full below along with supporting documentation listed which has been submitted to discharge Condition 16 & 17.

Condition 16 (Green Roof Maintenance and Management Plan)

Condition 16 is worded as follows:

"16) Prior to the first occupation of the development hereby approved, details of the 'green roof' as identified on the approved plans together with a long term maintenance and management plan and timescale's for its implementation prepared by a suitably qualified specialist shall be submitted to and approved in writing by the City Council as local planning authority. The submitted details shall be installed within the previously agreed timescale and maintained and managed in accordance with the agreed details thereafter.

Reason - To ensure that biodiversity and sustainability measures proposed are installed and maintained thereafter in the interests of increasing biodiversity at the site and adapt to climate change pursuant to policies EN8 and EN15 of the Core Strategy."

Supporting Documentation

The following information is submitted to discharge Condition 16 in full:

- Five Year Maintenance and Management Plan, prepared by FFLO Architects (Revision E)

Condition 17 (Secure by Design)

Condition 17 is worded as follows:

"17) The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework."

Supporting Documentation

The following information is submitted to discharge Condition 17:

- Secure by Design Certification, issued by Greater Manchester Police, dated 10th April 2025.

Summary

A payment of £383 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal (PP-13939260) to cover the requisite planning fee. I look forward to receiving your confirmation that the relevant planning condition has been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited