



Zerum Planning Limited
South Central
11 Peter Street
Manchester
M2 5QR

0161 667 0990
Info@zerum.co.uk
www.zerum.co.uk

28 January 2025

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Planning Portal ref: PP- 13732298

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 3 RELATING TO PHASE 3, No. 2 ST MICHAEL'S
ATTACHED TO APPLICATION REFERENCE REF. 137873/JO/2023
LAND BOUNDED BY JACKSON'S ROW, BOOTLE STREET, SOUTHMILL STREET AND 201 DEANS GATE**

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge condition 3 (Materials) of planning consent ref. 135827/JO/2022 concerning Phase 3 (No.2) of the development on land bounded by Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The description of development is:

"Variation of planning conditions 2 and 7 attached to planning permission 135827/JO/2022 to allow increase in height of building by two floors to facilitate the increase in the number of residential apartments from 213 to 229, reconfiguration of level 6 hotel, amendment to basement cycle store and other associated elevational alterations."

The application comprises:

- Completed planning application forms;
- 0643-HOD-ZZ-ZZ-SC-A-3000 - Facade finishes schedule, prepared by Hodder + Partners;
- St Michaels, Manchester Facade 27-01-2025 Programme, prepared by Domis; and
- A planning application fee of £145.00 (PP- 13732298).

DISCHARGE OF CONDITION 3

Condition 3 states:

No	Condition	Information Submitted
3	Prior to the commencement of Phase 3 of the development as defined by Condition 51, a programme for the issue of samples and specifications of all material to be used on all external elevations of that part of the development shall be submitted to and approved in writing by the City Council, as local planning authority. Samples and specifications of all materials to be used on all external elevations of each part of the development, to include jointing and fixing details and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details. Phase 2 shall be carried out in accordance with the programme and details approved under consent referenced CDN/21/0644. <i>Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.</i>	0643-HOD-ZZ-ZZ-SC-A-3000 - Facade finishes schedule St Michaels, Manchester Facade 27-01-2025 Programme

Previously, the Domis Façade Programme Reference: FP/0001/Rev A was submitted under App Ref: CDN/23/0285. This was part discharged. The programme and finishes schedule has been updated as per the current S.73 submission (App Ref: 141519/JO/2024). The updated documents reflect the Site Visit this morning to view the VMU.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Nikki Sills
Partner