



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

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

17 February 2025

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

Planning Portal ref: PP- 13784704

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 27 RELATING TO, No. 1 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 the condition relating to Secure By Design (Condition 27) of planning consent ref. 137873/JO/2023 concerning No.1 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;
- Secured By Design Certificate;
- This cover letter; and
- A planning application fee of £145.00

DISCHARGE OF CONDITION 14

Condition wording:

No	Condition	Information Submitted
27	<i>The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (09/11/2017 - URN:2016/0827/CIS/02) and shall include the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement. Each part of the development (as defined by condition 51) shall not be occupied unless and until the City Council, as local planning authority, has received written confirmation of a Secure by Design accreditation for that part.</i> <i>Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy</i>	Secured By Design Certificate

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