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3 December 2024

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

Planning Portal ref: PP- 13610142

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 14 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 sustainable drainage (Condition 14) 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;
- 078847-CUR-00-XX-T-9200 - Verification and Drainage Strategy FULL REPORT, prepared by Curtins;
- This cover letter; and
- A planning application fee of £145.00

DISCHARGE OF CONDITION 14

Condition wording:

No	Condition	Information Submitted
14	No part of the development hereby permitted (as defined by condition 51) shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme for that part have been submitted to and approved by the local planning authority. The scheme for that part of the development shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: • Verification report providing photographic evidence of construction as per design drawings; • As built construction drawings if different from design construction drawings; • Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <i>Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies SP1, DM1, EN08 and EN14 of the Core Strategy.</i>	078847-CUR-00-XX-T-9200 - Verification and Drainage Strategy FULL REPORT

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