

2<sup>nd</sup> December 2024

Planning Department  
Manchester City Council  
PO Box 352  
Town Hall  
Manchester  
M60 2LA

Dear Angela,

**Port Street– Application for Full Discharge of Condition 11 and Partial Discharge of Condition 6b and 15a attached to Planning Permission Ref: 132489/FO/2021 (as amended by 135938/NMC/2023 and 138008/NMC/2023)**

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for Full Discharge of Condition 11 and Partial Discharge of Condition 6b and 15a attached to Planning Permission Ref: 132489/FO/2021 (as amended by 135938/NMC/2023 and 138008/NMC/2023).

On 7<sup>th</sup> 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.”*

Following the grant of planning permission, on 11<sup>th</sup> January 2023, a Non-Material Amendment Application (ref: 132489/FO/2021) was approved by Manchester City Council (MCC). This secured permission for internal design changes and amendments to time triggers for specific conditions to allow for a timely start on site for the contractor.

Subsequently a further application (Ref. 138008/NMC/2023) was submitted to MCC on 6<sup>th</sup> September 2023 for the following:

*“Variation of Conditions 2 (Approved drawings), 4 (Materials), 37 (Retail Units: Management Strategy), 38 (Doorways) and 42 (Wind Mitigation) attached to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023).”*

This was approved by MCC on 18<sup>th</sup> September 2023. Separately, a series of applications to discharge conditions have been submitted and approved by MCC in relation to the pre-commencement and pre-

above ground conditions attached to the consent, allowing for the construction to progress. The Applicant is now seeking to discharge a number of pre-occupation conditions, as detailed below.

Table 1 – Summary of discharge of conditions submission

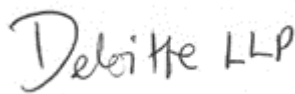
| Condition No. | Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Full or Partial Discharge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Information submitted                                                                                                                      |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 6             | <p><i>Notwithstanding the documents detailed in condition 2:</i></p> <p><i>a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.</i></p> <p><i>(b) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy)</i></p> | <p><b>Partial Discharge (Part B)</b></p> <p>Information in relation to Part A of this condition was submitted to MCC and later approved under Ref. CDN/22/0865.</p> <p>The Remediation Strategy approved under Part A of this condition has been implemented and a Verification Report has been prepared in order to discharge Part B of this condition by providing details to evidence this strategy has been undertaken and that it has successfully resulted in full remediation of the site.</p> <p>As such, the details provide the required information to satisfy this condition in full, and therefore the condition should be discharged on this basis.</p> | <ul style="list-style-type: none"> <li>• Verification Report for Remedial Works Undertaken at Port Street, prepared by Portway.</li> </ul> |

| Condition No. | Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Full or Partial Discharge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information submitted                                                                                                            |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|               | <i>is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                  |
| 11            | <i>No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>Full Discharge</b></p> <p>The information submitted to discharge the condition provides details of a maintenance strategy for the sustainable drainage system implemented and constructed on site (as approved by discharge of Condition 10 in Ref. CDN/23/0566).</p> <p>As such, the details provide the required information to satisfy this condition in full, and therefore the condition should be discharged on this basis.</p>                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>Port Street - Drainage Inspection &amp; Maintenance Schedule, prepared by WSP.</li> </ul> |
| 15            | <p><i>(a) Prior to occupation of (a) The residential accommodation; a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.</i></p> <p><i>The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter</i></p> <p><i>(b) Prior to the occupation of (the ground floor commercial units a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be</i></p> | <p><b>Partial Discharge (Part A)</b></p> <p>The information submitted with this application details a carefully designed, and compliant acoustic scheme in order to insulate any potential noise disturbance from external plant on the residential accommodation.</p> <p>Once the acoustic scheme has been approved and implemented, another application will be submitted to provide verification that the acoustic scheme has been successful in mitigating any adverse noise impacts.</p> <p>Separate applications will also be submitted on the same basis in relation to the commercial units on the ground floor at a later date.</p> | <ul style="list-style-type: none"> <li>Condition 15a Acoustics Technical Note, prepared by Fisher Acoustics.</li> </ul>          |

| Condition No. | Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Full or Partial Discharge | Information submitted |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------|
|               | <p><i>submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.</i></p> <p><i>The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter</i></p> |                           |                       |

A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee (PP-13601286). 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 colleagues Kelly McCann (+44 161 455 6671 / [kmccann@deloitte.co.uk](mailto:kmccann@deloitte.co.uk)) and Izzy Sankey (+44 330 138 6654 / [isankey@deloitte.co.uk](mailto:isankey@deloitte.co.uk)).

Yours sincerely



Deloitte LLP

Encs.