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27 November 2024

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

Planning Portal ref: PP- 13596935

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 47 b) 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 Television Signal Survey (Condition 47 b) 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;
- Jacksons Row St. Michael's - Post-Construction TV Reception Survey v0.1;
- This cover letter; and
- A planning application fee of £145.00

DISCHARGE OF CONDITION 47b

Condition wording:

No	Condition	Information Submitted
47 b)	b) A study to assess the impact of Phases 2 and 3 of the development (as defined by Condition 51) on television signal reception within the potential impact area as defined in the report approved under (a) above shall be submitted to the City Council as local planning authority for approval within one month of the practical completion of each phase of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above. <i>Reason: To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built will effect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception as advised in PPG 8 and pursuant to policy</i>	Jacksons Row St. Michael's - Post-Construction TV Reception Survey v0.1

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