

Angela Leckie
Planning and Development
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Email Claire.walker1@cushwake.com
Direct +44 (0)161 235 7638
Mobile +44 (0)7877 661883

29th November 2024

Dear Angela,

Details required to discharge condition 1 pursuant to application ref. 135272/JO/2022 at Land Between Cameron Street And Albion Street, Whitworth Street West, Manchester

Cushman & Wakefield, on behalf of Atri7 6 Limited Ltd, hereby apply to Manchester City Council to discharge condition 1 pursuant to application ref: 135272/JO/2022 (as amended).

Condition 1 states:

No above ground works shall be carried out pursuant to this permission if the contract for the construction and completion of the building hereby permitted has not been let by 31 October 2024 (and evidence provided to the reasonable satisfaction of the LPA) and any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out.

In this event, no later than 30 November 2024 a scheme shall be submitted to the LPA setting out how the site shall be restored, landscaped and maintained and thereafter the site shall be restored, landscaped and managed in accordance with the scheme that has been approved by the City Council, as Local Planning Authority.

The deadline referenced in the first part of the condition has not been satisfied. The previous site owner entered receivership earlier in 2024 and the applicant subsequently purchased the site. The applicant intends to explore an alternative proposal for the site and so did not pursue securing a contract for the construction and completion of the permitted building.

Accordingly, a scheme has been prepared as required by the second part of the condition, and is submitted for consideration and to enable the discharge of the condition. The proposed scheme comprises new hoarding around the site only (the current hoarding line also blocks off Cameron Street). The hoarding is proposed to have smart imagery/ graphics to lessen its visual impact and the applicant is committed to keeping it in a state of good repair, as well as ensuring the site remains free of weeds and rubbish through regular inspections.

It is considered essential to secure the privately-owned site to prevent unwanted public access. There is no street lighting on the south side of Whitworth Street West outside the site, meaning that at night, the site is a dark secluded space with buildings to the east and west and the railway viaduct to the south. It is strongly considered that, particularly given the night-time venues opposite the site at Deansgate Locks, that the site would suffer from anti-social behaviour and crime if not appropriately secured.

The following drawings are submitted with the application:

- 22987-2091-00-Proposed Hoarding Plans
- 22987-2092-00-Proposed Hoarding Elevation

Conclusion

The application has been submitted, and the requisite application fee paid, via the Planning Portal with portal reference PP-13603802.

I trust that you have all of the necessary information to approve these details and discharge the relevant conditions, however if you have any queries please do not hesitate to contact me.

Yours sincerely



Claire Walker MRTPI MRICS
Partner, Cushman & Wakefield Planning