

6th November 2024
L241106 SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL: Reference: PP- 13539778

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 7 AND 8 OF PLANNING PERMISSION: 132578/FO/2021
LAND AT PICCADILLY GARDENS, MANCHESTER, M1 1RG
LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LTD**

Introduction

We write on behalf of our client, Legal and General Assurance (Pensions Management) Ltd to apply to discharge Conditions 7 and 8 of Planning Permission: 132578/FO/2021.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Planning Permission: 132578/FO/2022;
- Highways Survey – Mark Up Plan;
- Highways Survey – November 2024;
- Signal Sighting Assessment Form;
- Email correspondence between Justin Fairhurst and TFGM

The application has been submitted electronically via the Planning Portal website (**PP-13539778**). The relevant application fee of £215.00 has also been made electronically.

Relevant Planning History

On 27th April 2022, planning permission was granted for physical works to the Pavilion and surrounding Public Realm (Ref: 132578/FO/2021) (the '**2022 Permission**').

On 24th August 2023 a Non-Material Amendment ('NMA') application to the development approved by the 2022 Permission was granted (IRef: 137706/NMC/2023) (the '**2023 NMA**'). The 2023 NMA allowed for amends to the extent of demolition, alterations to the lighting and the materiality of the bonded pattern to the concrete.

The 2022 Permission was granted subject to a total of 9 conditions. This application seeks to discharge Conditions 7 and 8. Both conditions have been partially discharged, however this application provides the requisite information for Part (b) of both conditions.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Below we summarise the requirements of the conditions and provide the relevant technical information to satisfy the Local Planning Authority ('LPA').

Condition 7 – Full Condition Survey

Condition 7 of the 2022 Permission states:

Prior to the commencement of above-ground construction works, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as local planning authority. When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as LPA for assessment.

The initial condition survey was submitted and approved in December 2023. The area has been re-surveyed, and the results provided as part of this submission.

We trust that the details included in the submitted reports are acceptable to the LPA and request written confirmation that Condition 7 has been fully discharged.

Condition 8b – External Lighting

Condition 8b of the 2022 Permission states:

8B) Prior to occupation of the development, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met (including consideration to overspill/glare to operators of trams using the Metrolink network proximate to the Site).

In accordance with the requirements of Condition 8 (Part B), we enclose a Signal Sighting Assessment Form. The Assessment confirms that the lighting display does not conflict with any signals or cause distraction to drivers. This Assessment has been signed off by Lynda Griffin of TFGM, and Lynda has also confirmed that Metrolink have no objection to the condition being discharged. The email correspondence is also included as part of the submission.

We trust that the details included in the submitted reports are acceptable to the LPA and request written confirmation that Condition 8 (Part B) has been formally discharged.

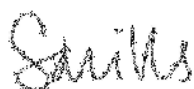
Summary and Conclusion

This application seeks approval for matters reserved by Conditions 7 and 8 of Planning Permission: 132578/FO/2021.

The document submitted in support of this application provide all the necessary information required by the LPA. It follows that the conditions can be formally discharged.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive, stylized script.



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