

Our Ref: 04B903525/ED/LS

Your Ref: PP-13515570

25 October 2024

Michael Pearson
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Michael,

LAND BOUNDED BY JOHN DALTON STREET, RIDGEFIELD, BOW STREET AND SOUTH KING STREET MANCHESTER: DISCHARGE OF CONDITION 15 ON PLANNING PERMISSION REFERENCE 130553/FO/2021 AS AMENDED BY 139622/JO/2024

On behalf of our client The Island Site (General Partner) Limited, please find enclosed an application to discharge Condition 15, pursuant to application 130553/FO/2021 relating to Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site'). Planning permission (LPA ref: 130553/FO/2021) was granted on 27th September 2021 for the following development:

"Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works."

A Section 73 application was approved by Manchester City Council ('MCC') on the 24th of June 2024 under application reference 139622/JO/2024. This application therefore seeks to discharge Condition 15, relating to application 139622/JO/2024.

Condition 15 (Secure by Design) is worded as follows:

"(15) Within six months from first occupation of the development, details of the measures to be incorporated into the development to demonstrate how secure by design accreditation will be achieved, and written confirmation of a secure by design accreditation shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall only be carried out in accordance with these approved details."

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy."



A Secure by Design Application Form (The Island), provides details on the management and maintenance of the development, including security measures which will be incorporated.

In addition to this, a Secure by Design Certification (Gold Award), was subsequently issued by Greater Manchester Police on the 18 October 2024.

Both documents have been submitted to MCC discharge Condition 15.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-13515570). The planning application fee of £215 (inclusive of VAT and Planning Portal's administrative charge) has been paid directly to the Planning Portal. I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, reading 'L. Smith'.

Larna Smith

Planner

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For and on behalf of Avison Young (UK) Limited