10th September 2024
L240909 SAV Cover Letter

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SUBMITTED VIA PLANNING PORTAL: PP-13393374

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 3 ATTACHED TO PLANNING PERMISSION REF: 138607/FO/2023
35 KING STREET, MANCHESTER, M2 7AT
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply to discharge Condition 3 of Planning Permission: 138607/FO/2023.

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;
- Specification Sheet for the Louvre; and
- Drawing Ref: FBI- R2851 – M – 002 – 'WC Ventilation'

The application has been submitted electronically via the Planning Portal website (**PP-13393374**).

The Site and Planning History

The application site comprises 35 King Street in Manchester City Centre, which is located on the pedestrianised retail area of King Street. The Site comprises a vacant building, which was most recently occupied by Jack Wills, who were in occupation until 2020.

The building which forms this application is Grade II Listed.

On 7th February 2024, planning permission was granted for External alterations to the front elevation and rear elevation to create three separate retail units (Ref: 138607/FO/2023) (the '**2024 Permission'**).

The 2024 Planning Permission was granted subject to 5 conditions.

Below we summarise the requirements of Condition 3 and provide the relevant information to satisfy the Local Planning Authority ('**LPA**').

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Condition 3 – Grille Details

Condition 3 of the 2024 Planning Permission states:

> *5) Full and final details of the external manifestation (finish, materials, size and design) and exact location of the proposed grille to the rear of the building shall be submitted to and approved in writing by the City Council as local planning authority prior to any internal or external works to the rear elevation of the building. The grille shall then be installed fully and only in accordance with the approved details.*

In accordance with the requirements of Condition 3, we enclose Drawing Ref: FBI- R2851 – M – 002 – 'WC Ventilation' which sets out the dimension, location and colour of the proposed grille to the rear of the building. We also enclose a spec sheet which includes further details.

We trust that the details included in the submitted plan are acceptable to the LPA and request written confirmation that Condition 3 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 3 of Planning Permission Ref: 138607/FO/2024.

The document submitted in support of this application provides all the necessary information required by the LPA. It follows that the condition 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 or Matthew Sobic at these offices.

Yours faithfully

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