



Zerum Planning Limited
South Central
11 Peter Street
Manchester
M2 5QR

0161 667 0990
Info@zerum.co.uk
www.zerum.co.uk

3rd October 2024

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

Planning Portal ref: PP- 13457521

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 42 RELATING TO PHASE 2, No. 1 ST MICHAEL'S
ATTACHED TO APPLICATION REFERENCE REF. 135827/JO/2022
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 the Management and Maintenance Strategy for the external areas (Condition 42) of planning consent ref. 135827/JO/2022 concerning Phase 2 (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 conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments"

The application comprises:

- Completed planning application forms;
- St Michaels - Hardworks Maintenance Strategy - Sep 24; and
- A planning application fee of £145.00 (PP- 13457521)

DISCHARGE OF CONDITION 42

Condition wording:

No	Condition	Information Submitted
42	Before first occupation of each part of the development (as defined by condition 51), full details of a Management and Maintenance Strategy for the external areas of that part, including planting arrangements, boundary treatments, furniture and lighting, shall be submitted to, and approved in writing by, the City Council as local planning authority. <i>Reason: In the interests of visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.</i>	St Michaels - Hardworks Maintenance Strategy - Sep 24

In addition to the above Strategy document I can also confirm the following:

The cleaning regime will follow the below.

- The Building Management Team will carry out a daily cleaning of the public realm space to clear any litter and leaves etc.
- There is also a requirement for the ground floor restaurant operators to also clean around their external seating areas.
- General jet washing of the external paving will be undertaken across the on site public on a seasonal basis (i.e. every 3months).
- A soft landscaping contract is being procured and the soft landscaping will be maintained on a seasonal basis and watered on a every other day basis in the spring and summer months and dead planting will be replaced in accordance with Planning Condition 17.

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