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18th September 2024

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

Planning Portal ref: PP-13420164

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 43 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 43 relating to lighting 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;
- Documents set out in Table 1 overleaf; and,
- A planning application fee of £145.00 (PP-13420164)

DISCHARGE OF CONDITIONS 43

Condition wording:

No	Condition	Information Submitted
43	<p>The development hereby approved shall include a lighting scheme for each part of the development (as defined by condition 51), including the illumination of any part of buildings and areas of public realm during the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before each part of the development is completed. The approved scheme shall be implemented in full before each phase of the development is first occupied.</p> <p><i>Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.</i></p>	<p>Lighting Elevations</p> <p>63068-HOD-ZZ-ZZ-DR-A-2021-GA Elevation - Bootle St (C09)</p> <p>63068-HOD-ZZ-ZZ-DR-A-2022-GA Elevation - Southmill St (C05)</p> <p>63068-HOD-ZZ-ZZ-DR-A-2024-GA Elevation - Abercrombie Sq (C10)</p> <p>63068-HOD-ZZ-ZZ-DR-A-2024-GA Elevation - Abercrombie Sq (C10)</p> <p>Lighting Schedule and Specifications</p> <p>E3 - Emergency Lighting – Ventiflux</p> <p>Ext1 - Ligman Jet36</p> <p>EXT2 - LED Strip - IBL – Southill</p> <p>EXT3E Southmill Lanterns – Metcraft</p> <p>EXT4E - External Spotlights – Dexter</p> <p>EXT6 - Recessed Linear Light – IBL</p> <p>External Lighting Schedule- too large so will be sent via Email.</p> <p>Calculations for 24-7 Lighting</p> <p>63068-ABE-ZZ-ZZ-TS-E-0021</p> <p>SY0322-102_DWG_ST MICHAELS_EXTERNAL_REV E - ISO LINES</p> <p>Light Plans</p> <p>SY0322-102_DWG_ST MICHAELS_EXTERNAL_REV E - ISO LINES</p>

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