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5th 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-13387042

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 15, 16 and 17 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 conditions relating to landscaping details (Conditions 15, 16 and 17) 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;
- Supporting information as set out in Table 1 overleaf;
- A planning application fee of £145.00 (PP-13387042)

DISCHARGE OF CONDITIONS 15, 16 AND 17

Condition wording:

No	Condition	Information Submitted
15	Prior to the completion of each part of development (as defined by condition 51), a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around that part of the development shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before that relevant phase of the development hereby approved is first occupied <i>Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.</i>	63068-PLA-EX-ZZ-DR-L-0101 002 63068-PLA-EX-ZZ-DR-L-1100 005 078847-CUR-00-XX-DR-D-95001-P11 S278 General Arrangement 5 078847-CUR-00-XX-DR-D-95002-P09 S278 Site Clearance 078847-CUR-00-XX-DR-D-95003-P11 S278 Construction Layout 078847-CUR-00-XX-DR-D-95004-P07 S278 TSRM Drainage 078847-CUR-00-XX-DR-D-95005-P06 S278 Vehicle Tracking 078847-CUR-00-XX-DR-D-95006-P06 S278 Proposed Levels 078847-CUR-00-XX-DR-D-95007-P06 S278 Redline Boundary Plan Planning Condition 15 - Surfacing Paving 30.07.24
16	Samples and specifications of all hard landscape materials for each part of the development (as defined by condition 51), together with a layout plan identifying the location of the materials to be used in all areas of public realm, including external terraces, together with a programme for their implementation, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in accordance with the approved programme. <i>Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.</i>	Public Realm Landscaping Phasing Plan 23.07.24 63068 PLA EX ZZ DR-L 1100 General Arrangement Ground Floor Plan Paving Types Condition 16 & 17 - Hard&Soft Landscaping Design & Delivery (RevA)
17	No part of the development (as defined by condition 51) shall be occupied unless and until a scheme for the detailed landscaping and design of all areas of public realm within that part have been submitted to and approved in writing by, the City Council, as local planning authority.	63068 PLA EX ZZ DR L 0101 General Arrangement Landscape Plan 63068 PLA EX ZZ DR L 1100 General Arrangement Ground Floor Plan Paving Types

	The scheme shall include details of all seating, pergolas, planters and other items of street furniture, together with full details of all planting arrangements, including trees. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. <i>Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.</i>	63068 PLA EX ZZ DR L 1102 Kerbs Edgings Ground Floor Plan 63068 PLA EX ZZ DR L 2101 Softworks Ground Floor Plan 63068 PLA EX ZZ DR L 2102 Detailed Planting Plan 63068 PLA EX ZZ DR L 2103 Planting Schedule 63068 PLA EX ZZ DR L 3101 Levels Ground Floor Plan 63068 PLA EX ZZ DR L 4101 Furniture Ground Floor Plan 63068 PLA EX ZZ DR L 5100 Hardworks Surfaces 63068 PLA EX ZZ DR L 5101 Hardworks Edging and Special Units 63068 PLA EX ZZ DR L 5112 Retaining Walls Sheet 63068 PLA EX ZZ DR L 5113 Typical Retaining Walls 63068 PLA EX ZZ DR L 5113 Typical Retaining Walls
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^ Table 1

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