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Our Ref: 04B903525/ED/LS

Your Ref: PP-13274001

2nd August 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 8 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 8, 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 on the 27th of June 2024 under application reference 139622/JO/2024. This application therefore seeks to discharge Condition 8, relating to application 139622/JO/2024.

This discharge of condition application relates to Condition 8.

Condition 8 is worded as follows:

> *"8) The use of external areas within the application site shall only commence in accordance with a Management Plan, including capacity, intended use and a schedule of days and hours of operation, to be submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time.*

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Reason - Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy."

The following information has been prepared as part of this application to address Condition 8:

- Island Roof Terrace Management Strategy – prepared by CBRE (July 2024)

Application Submission
The application submission documents have been submitted via the Planning Portal (PP-13274001). The planning application fee of £215 (inclusive of the 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,

L. Smith

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For and on behalf of Avison Young (UK) Limited