

9th August 2024

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

Port Street– Application for Discharge of Condition 4c attached to Planning Permission Ref: 132489/FO/2021 (as amended by 135938/NMC/2023 and 138008/NMC/2023)

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the Full Discharge of Condition 4c attached to Planning Permission Ref: 132489/FO/2021 (as amended by 135938/NMC/2023 and 138008/NMC/2023).

On 7th October 2022, Planning permission was granted for Port Street in Manchester City Centre for:

“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.”

Following the grant of planning permission, on 11th January 2023, a Non-Material Amendment Application (ref: 132489/FO/2021) was approved by Manchester City Council (MCC). This secured permission for internal design changes and amendments to time triggers for specific conditions to allow for a timely start on site for the contractor.

Subsequently a further application (Ref. 138008/NMC/2023) was submitted to MCC on 6th September 2023 for the following:

“Variation of Conditions 2 (Approved drawings), 4 (Materials), 37 (Retail Units: Management Strategy), 38 (Doorways) and 42 (Wind Mitigation) attached to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023).”

This was approved by MCC on 18th September 2023. Separately, a series of applications to discharge conditions have been submitted and approved by MCC in relation to the pre-commencement and pre-above ground conditions attached to the consent, allowing for the construction to progress. The Applicant is now seeking to discharge the Condition 4c, as detailed below.

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Table 1 – Summary of discharge of conditions submission

Condition No.	Condition Wording	Full or Partial Discharge	Information submitted
4c	(a) <i>The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.</i>	<p>Full Discharge (Part 4a, 4b and 4c)</p> <p>Condition 4a (Material Samples) was approved on the 21st September 2023 under Ref. CDN/23/0481.</p> <p>Condition 4b (Circular Economy) was approved on 17th November 2023 under Ref. CDN/23/0566.</p> <p>In relation to Condition 4c, a series of site visits have been undertaken with the case officer in order to secure approval of the materials used within the scheme. The VMU Mock Up Assessment Report submitted with this application provides the details required with regards to the 'sample panels' element of this condition and outlines the details of these visits.</p> <p>Separately, a Project Quality Strategy has been submitted with this application which covers the 'Quality Control Management Strategy' element of this condition. This provides detail on how the quality of the materials will be maintained during and after construction.</p> <p>As such, we consider that all parts (4a, 4b and 4c) are now final and Condition 4 can be considered fully discharged.</p>	<ul style="list-style-type: none"> • VMU Mock Up Assessment Report (Report Ref. Z0-SHP-A180-RP-XX-002), prepared by Simpson Haugh • Project Quality Strategy (Report Ref. TEM-QM-12 [and supporting appendices]), prepared by Renaker • Site Inspection and Test Plan, prepared by Renaker).

A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee (PP-13275817). We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Cameron Radford (cameronradford@deloitte.co.uk / +44 161 455 6768).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP

Encs.