26th July 2024
L240726 SAV Cover Letter

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SUBMITTED VIA PLANNING PORTAL: PP-13282207

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 4 ATTACHED TO LISTED BUILDING CONSENT REF: 138608/LO/2023
35 KING STREET, MANCHESTER, M2 7AT
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply to discharge Condition 4 of Listed Building Consent Ref: 138608/LO/2023.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Listed Building Consent Ref: 138608/LO/2023; and
- Drawing Ref: P11-A – 'Proposed Basement Layout Plan Showing Services Connection to Retail Unit 2'

The application has been submitted electronically via the Planning Portal website (**PP-13282207**).

The Site and Planning History

The application site comprises 35 King Street in Manchester City Centre, which is located on the pedestrianised retail area of King Street. The Site comprises a vacant building, which was most recently occupied by Jack Wills, who were in occupation until 2020.

The building which forms this application is Grade II Listed.

On 1st July 2024, planning permission was granted for external alterations to the property including the rooftop terrace and use of the existing ancillary terrace including for occasional events (Class E) (Ref: 139242/FO/2024) (the '**2024 Permission'**). Listed Building Consent was granted in conjunction, for internal and external alterations to the property (Ref: 139243/LO/2024) (the '**2024 LBC'**).

The 2024 LBC was granted subject to 7 conditions.

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Below we summarise the requirements of Condition 4 and provide the relevant information to satisfy the Local Planning Authority ('**LPA**').

Condition 4 – Water Supply

Condition 4 of the 2023 LBC states:

> *4) Full and final details of the water supply including the location and impact of the proposed new incoming water supply to Unit 2, a clear photograph of the area and fabric affected, details of any penetrations and internal manifestation of the proposed services shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the water supply. The works shall then be carried out only in accordance with the approved method.*

In accordance with the requirements of Condition 4, we enclose a basement plan, including a photograph which sets out the location of the proposed new incoming water supply to Unit 2.

The water supply is to be installed in the basement and the external concrete wall has been core drilled to facilitate this. United Utilities propose to dig up the pavement outside the unit to connect the existing connection points externally in the pavement and reinstate. There will be no impact on the historic structure and the services will all be below ground.

We trust that the details included in the submitted plan are acceptable to the LPA and request written confirmation that Condition 4 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 4 of Listed Building Consent Ref: 138608/LO/2023.

The document submitted in support of this application provides all the necessary information required by the LPA. It follows that the condition can be formally discharged.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Matthew Sobic at these offices.

Yours faithfully

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