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2nd August 2024

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

Planning Portal ref: PP- 13301613

Dear Jen,

APPLICATION FOR THE DISCHARGE OF CONDITIONS 18, 19, 21, 23, 24, 25 AND 31 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 DEANSGATE, MANCHESTER

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge the management/servicing conditions i.e. Nos 18 (external seating), 19 (toilets), 21 (cycle provision), 23 (taxi area), 24 (FTP), 25 (servicing strategy) and 31 (public realm) 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; and
- A planning application fee of £145.00 (PP-13301613).

The following information is submitted in respect of each condition:

No	Condition	Information Submitted
18	Full details of all external seating areas, to be used in association with individual food and drink uses, shall be submitted to, and approved in writing by the City Council, as local planning authority, prior to the first occupation of ground floor use to which the external seating areas relate. The details shall include areas to be used for the consumption of food and drink, means of demarcation, furniture, lighting, signage and a schedule of days and hours of operation. Reason - In the interests of visual amenity, and to safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.	Condition 18 - External Seating Management (31.07.24)
19	Prior to the commencement of each Class A3 restaurant and cafe use, Class A4 Drinking Establishment use, or Class A5 hot food takeaway full details showing provision of toilets, including those for disabled people, has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development, prior to commencement of use, and shall remain in situ whilst the use or development is in operation. Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester	Condition 19 - Toilet Provision in Restaurants (Final - 18.07.24)
21	Prior to the first occupation of each part of the development (as defined by condition 51), a detailed cycle parking strategy for that part, including how spaces will be allocated between office and residential use (if relevant), full details of arrangements for each residential unit (if relevant), and a programme for implementation shall be submitted to, and approved by, the City Council, as local planning authority. The cycle parking strategy shall be fully implemented for that part in accordance with the approved implementation programme. Reason: To ensure that satisfactory cycle parking arrangements are provided pursuant to policy DM1 of the Core Strategy and the Guide to Development.	63068-HOD-ZZ-00-DR-A-9004 63068-HOD-ZZ-B1-DR-A-7029 63068-HOD-ZZ-B1-DR-A-7030 Condition 21 - Cycle Provision (Final - 24.07.24)

23	Prior to the first occupation of each part of the development (as defined by condition 51), full details of the design and location of any taxi areas, shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved taxi areas shall be fully implemented prior to the first occupation of that part of the development. Reason: In the interests of amenity and highway safety, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.	Condition 23 - Taxi Areas (24.07.24)
24	Prior to the first occupation of each part of the development (as defined by condition 51), a Framework Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy	240204 St Michaels Employee FTP
25	Prior to the first occupation of each part of the development (as defined by condition 51), a servicing strategy and management plan for that part, including a schedule of loading and unloading locations, details of internal service bays and on-street servicing laybys, shall be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy. Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy	• 63068-HOD-ZZ-10-DR-A-2012_GA Plan - Level 10_A - Deliveries In & Waste Out • 63068-HOD-ZZ-B1-DR-A-2001_GA Plan - Basement B1_A -Deliveries In • 63068-PLA-EX-ZZ-DR-L-0101 (002) - Ground Floor Deliveries-In • 63068-PLA-EX-ZZ-DR-L-0101 (002) - Ground Floor Waste-Out • Condition 25 - Servicing Strategy • Appendix A - Servicing Strategy Plans 25.07.24)

		• Appendix B - 63068-ABE-ZZ-00-DR-E-6801 (2) - Ground Floor Security Drawing • Condition 25 - Servicing Strategy • Servicing Strategy Plans (25.07.24)
31	Prior to the first occupation of each part of the development(as defined by condition 51) , a schedule of days and hours of operation of all areas of public realm, including terraces, within that part shall be submitted to and approved in writing by the City Council as local planning authority. All external areas shall thereafter not open outside the approved hours. Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.	Planning Condition 31 - Public Realm Operating Hours

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