

Our Ref: 04B903525/ED/LS/KW

Your Ref: PP-13273975

24th July 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 10 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 10 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 10, relating to application 139622/JO/2024.

This discharge of condition application relates to Condition 10.

Condition 10 is worded as follows:

"10) Prior to the first use of each commercial unit, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved opening hours shall then become the operating hours for each respective unit and shall thereafter be retained and maintained."

The Applicant is seeking the following opening hours for each of the commercial units:



- 7:00am – 1:00am Monday to Sunday

Please note should individual occupiers required extended hours beyond this, they would be required to re-discharge Condition 10.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-13273975). 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,

A handwritten signature in cursive script that reads 'L. Smith'.

Larna Smith
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For and on behalf of Avison Young (UK) Limited