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23rd May 2024

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

Planning Portal ref: PP- 13093180

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 10 RELATING TO PHASE 3, No. 2 ST MICHAEL'S ATTACHED TO APPLICATION REFERENCE REF. 135827/JO/2022**
**LAND BOUNDED BY JACKSON'S ROW, BOOTLE STREET, SOUTHMILL STREET AND 201 DEANSGATE**

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge the condition relating to surface water drainage (Cond. 10) of planning consent ref. 135827/JO/2022 concerning Phase 3 (No.2) 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;
- Below Ground Drainage Details Sheet 1 (ref. STM-REN-00-FN-DR-C-03100)
- Below Ground Drainage Details Sheet 2 (ref. STM-REN-00-FN-DR-C-03101)
- Below Ground Drainage Details Sheet 3 (ref. STM-REN-00-FN-DR-C-03102)

- Below Ground Drainage Details Sheet 4 (ref. STM-REN-00-FN-DR-C-03103);
- Drainage Technical Note (ref. SMT-REN-00-ZZ-RP-00010); and,
- A planning application fee including VAT of £215.00 (PP-13093180).

**BACKGROUND**

On 13th October 2023, an application (ref. CDN/23/0692) was previously submitted to Manchester City Council ('MCC') to discharge Condition 10. The information submitted was deemed to be insufficient and the application was refused on 5th February 2024.

New information is submitted as part of this resubmission application to discharge condition 10 (outlined later in this supporting letter).

**DISCHARGE OF CONDITION 10**

Condition 10 states:

| No | Condition | Information Submitted |
|---|---|---|
| 10 | Prior to the commencement of Phase 3 of the development, except demolition works, (as defined by condition 51), details of surface water drainage for that part of the development shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt these shall be in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. The approved details shall be implemented as part of the development. Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the surface water drainage details approved on 21/10/22 under consent referenced CDN/22/0213. | Below Ground Drainage Details Sheet 1 (ref. STM-REN-00-FN-DR-C-03100)<br><br>Below Ground Drainage Details Sheet 2 (ref. STM-REN-00-FN-DR-C-03101)<br><br>Below Ground Drainage Details Sheet 3 (ref. STM-REN-00-FN-DR-C-03102)<br><br>Below Ground Drainage Details Sheet 4 (ref. STM-REN-00-FN-DR-C-03103)<br><br>Drainage Technical Note (ref. SMT-REN-00-ZZ-RP-00010 |

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**
**Divisional Director**