

5th June 2024

Delivered via Planning Portal

Lucy Harrison
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Lucy

DISCHARGE OF CONDITIONS 4 AND 50A PURSUANT TO PLANNING PERMISSION (REF. 135419/FO/2022): ONE MEDLOCK STREET, MANCHESTER, M15 5FJ

On behalf of HG Construction ('the Applicant'), we are pleased to enclose an application to discharge conditions in relation to Block B, including Conditions 4 (Building Contract) and 50A (Art Wall Programme) pursuant to planning permission (ref. 135419/FO/2022) at the above site.

The application is submitted via the Planning Portal (ref. PP-13126555) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- Completed Application Forms
- This Covering Letter

Condition 4 (Building Contract)

- Design and Build Contract 2016, prepared by JCT

Condition 50A (Art Wall Programme)

- One Medlock Street Art Wall Programme, prepared by HG Construction

The requisite application fee of £145 has been paid online via the Planning Portal.

Background

Manchester City Council ('MCC') granted full planning permission for the demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works at One Medlock Street, Manchester on 8th November 2023 (ref. 135419/FO/2022) ('the Original Permission').

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This application seeks to discharge conditions 4 and 50A of the Original Permission.

A summary of the submitted information is provided below.

Condition 4 Building Contract

Condition 4 states:

"If within six months of commencement of the demolition of the buildings/structures on the site, a contract for the redevelopment of either phase of the site for which planning permission has been granted has not been submitted to and approved in writing by the City Council as local planning authority, the site shall be treated in accordance with a scheme setting out how the site shall be landscaped and maintained that has been submitted to and approved in writing by the City Council as local planning authority. The site shall be landscaped and maintained in accordance with the approved scheme thereafter."

The enclosed Design and Build Contract should be sufficient to discharge condition 4. The Contract contains personal details and commercially sensitive information. Therefore, it has been agreed with the case officer that the Contract should be kept sensitive and not available on the online portal for public access. Should anyone request to view it, the contract will be redacted with prior agreement from the applicant.

Condition 50A Art Wall Programme

Condition 50A states:

"(a) Prior to the commencement of development of the Block B phase, with the exception of site clearance and demolition, a programme of procurement for the design of the artwork for the proposed art wall shall be submitted to and approved in writing by the City Council as local planning authority."

Condition 50A was previously discharged on 14 March 2024 (LPA ref. CDN/23/0830). However, as the approved programme is outdated, this application seeks to update the work timescale with the enclosed Art Wall Programme in-line with the current construction programme.

Conclusion

I trust that you have the relevant information in order to validate this application and discharge Conditions 4 (Building Contract) and 50A (Art Wall Programme) pursuant to planning permission (ref. 135419/FO/2022).

However, should you have any queries, please do not hesitate to contact me, or my colleague Ollie Thomas (ollie.thomas@turley.co.uk).

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

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