

Our Ref: 04C300625/LS/KW
Your Ref: 139146/JO/2024

03 May 2024

Lucy Harrison
Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Submitted via the Planning Portal PP-13008537

Dear Lucy,

4 HARDMAN SQUARE, MANCHESTER, M3 3EB: PLANNING CONDITION DISCHARGE APPLICATION

On behalf of our client, Cubic Works Ltd, please find enclosed an application to discharge planning condition no. 8 and 9 of planning permission for refurbishments, and new rooftop terrace of an existing office building (4 Hardman Square, Manchester M3 3EB). The full application (ref: 135123/FO/2022) was approved by Manchester City Council (MCC), on the 24 January 2023 for the following development:

"Development comprising extension to the sixth floor; creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and associated works"

A subsequent Section 73 application (ref: 139146/JO/2024) was approved by MCC on the 27 March 2024, for minor changes to the approved drawings. This application therefore seeks to discharge Condition 8 and 9 attached to planning application 139146/JO/2024.

Condition 8

Condition 8 is worded as follows:

"8) Prior to the installation of the green wall hereby approved, full details of the precise planting species to be used within the green wall shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy"

This condition is sought to be discharged in full, and the following supporting information is submitted:

- Planting Species Details 4 Hardman Square Manchester (REF:6650)

Condition 9

Condition 9 is worded as follows:

*"9) Prior to the installation of the green wall hereby approved, a bespoke maintenance and management plan for the green wall on this building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The maintenance plan shall also include details of regular safety inspections to ensure that there is no falling debris from the green wall. The development shall then be carried out in accordance with the approved details.
Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy."*

This condition is sought to be discharged in full, and the following supporting information is submitted:

- Bespoke Maintenance Management Proposal For 4 Hardman Square Living Wall (REF: 6650)

Summary

A payment of £215 (including Planning Portal Service Charge and VAT) has been made via the Planning Portal (REF: PP-13008537) to cover the requisite planning fee. We look forward to receiving your confirmation that the relevant planning conditions have been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'L. Smith'.

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