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Our ref **EKPS/Embassy/JK/PG**

Submitted via the Planning Portal

22 March 2024

Dear Sir or Madam,

Planning Permission ref: 137608/JO/2023 (Embassy Village Development) – Application to Discharge Planning Condition 5 (Phasing)

On behalf of Embassy, please find enclosed an application to discharge condition no. 5 of planning permission 137608/JO/2023, which is for the development of accommodation pods and associated facilities for use by homeless people on land between the Bridgewater Canal and the River Irwell. The application is being submitted via the Planning Portal (PP-12893961).

This planning permission was granted on 13 October 2023 following approval of a s73 application to vary the approved plans associated with the original permission (ref. 137608/JO/2023), which was approved on 2 August 2021.

Condition no. 5 states:

> *'Notwithstanding demolition, should the development be carried out in a phased manner, details of the phasing of development shall be submitted to and approved in writing by the City Council as local planning authority before development commences.'*

Whilst it is Embassy's intention to deliver the development as a single phase, they do not currently have all of the funding in place to do this and need to start spending the funding that is available now to prevent the permission from lapsing and to ensure that the benefits associated with this highly positive project are realised. To enable this, phasing details are being submitted for approval by the Local Planning Authority, through the discharge of condition no. 5, which would allow the development to be carried out over the following three phases:

- Phase 1: delivery of the first 16 of the 24 accommodation pods, along with all the key communal and access facilities (staff pod, 'village hall', cycle parking and access). A temporary tarmac finish would be added to the site frontage next to the canal to deliver safe and level access to the living accommodation from the public highway. No soft landscaping would be installed at this stage (this would be inappropriate in advance of further construction works) but the works would still achieve a neat and tidy finish, which would improve the current environment and visual appearance of the site (Q3 2024 – Q2 2025).
- Phase 2: delivery of the final 8 accommodation pods (Q4 2025 – Q2 2026).
- Phase 3: delivery of the landscaping package (Q2 2026 – Q4 2026).

These proposed phasing arrangements would facilitate an earlier start on site and would enable a faster delivery of the benefits generated by the scheme, particularly for the homeless users of the development.

These phasing arrangements would not have any implications for the Listed Building Consent that was granted on 2 August 2021 for works associated with this development (which are limited to very specific drainage

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works within the canal wall).

Alongside this covering letter, the following items of information are being submitted in support of this application:

- Completed application forms; and
- Proposed phasing details.

The requisite fee of £145 (+ £64 service charge) has been paid via the Planning Portal.

I trust that the submitted information is sufficient to enable you to validate this application, however should you have any questions or require any further information, please do not hesitate to contact me by email or telephone (07300 806 110).

Yours faithfully,



James Ketley
Associate Director
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