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13th October 2023

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

Planning Portal ref: PP- 12530007

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 11 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 DEANS GATE**

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge the condition relating to shop front detail (Cond 11) 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;
- The following plans:

- 0643-HOD-ZZ-ZZ-DR-A-71230_Signage Strategy - North Façade_Stage 4 Pre Construction_P1_0;
- 0643-HOD-ZZ-ZZ-DR-A-71230_Signage Strategy - North Façade_Stage 4 Pre Construction_P1_1;
- 0643-HOD-ZZ-ZZ-DR-A-71231_Signage Strategy - East Façade_Stage 4 Pre Construction_P1_0;
- 0643-HOD-ZZ-ZZ-DR-A-71232_Signage Strategy - West Façade_Stage 4 Pre Construction_P1_0; and
- A planning application fee of £116.00 (PP- 12530007)

DISCHARGE OF CONDITIONS 11

Condition wording:

No	Condition	Information Submitted
11	No above ground construction to Phase 3 of the development (as defined by Condition 51) shall take place unless and until a detailed design guide for all shop fronts and commercial unit frontages in that part has been submitted to, and approved in writing by, the City Council, as local planning authority. The approved details shall be implemented as part of the development and be complete prior to the first use of the development hereby approved. Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the details approved on 04/04/23 under consent referenced CDN/23/0113.	0643-HOD-ZZ-ZZ-DR-A-71230_Signage Strategy - North Façade_Stage 4 Pre Construction_P1_0 0643-HOD-ZZ-ZZ-DR-A-71230_Signage Strategy - North Façade_Stage 4 Pre Construction_P1_1 0643-HOD-ZZ-ZZ-DR-A-71231_Signage Strategy - East Façade_Stage 4 Pre Construction_P1_0 0643-HOD-ZZ-ZZ-DR-A-71232_Signage Strategy - West Façade_Stage 4 Pre Construction_P1_0

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