

7 December 2023

FAO David Brettell
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear David,

Globe and Simpson, St John's, Manchester - Application for Discharge of Conditions 14, 17, 21 and 42 for Planning Permission Reference 125222/JO/2019

Please find enclosed a Condition Discharge application submitted by Manchester Quays (G&S) Developments Limited, for the discharge of Planning Conditions 14, 17, 21 and 42 attached to Planning Permission 125222/JO/2019, relating to the Globe and Simpson ('G&S') development in St John's, Manchester City Centre.

For clarity, the original Planning Permission (Reference 121721/FO/2018) approved the following description of development:

"Erection of a 9 storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

This application was granted permission on 18 January 2019 and was subsequently amended on 29 January 2020 via Planning Permission reference 125222/JO/2019. The amendment application sought external façade changes to the building and amended wording of planning conditions to allow for the timely submission of information in line with the construction of the scheme.

The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
14	<i>Prior to the first occupation of the development, a signage design strategy for all parts of the development, including details of public art and logo's, shall be submitted to and approved in writing by the City Council as local planning authority.</i>	Full Discharge	<ul style="list-style-type: none"> Globe and Simpson Signage Strategy prepared by Allied London
17	<p><i>Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.</i></p> <p><i>The scheme should be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development, in order to secure a reduction in the level of noise emanating from the site.</i></p>	<p>Full Discharge*</p> <p><i>*The condition was previously partially discharged under Ref. CDN/21/0565 on 7 October 2022 relating to the proposed acoustic strategy. This submission provides verification of the acoustic performance following two months post-occupation confirming the suitability of the measures in place.</i></p>	<ul style="list-style-type: none"> Commissioning Test Report prepared by Sandy Brown
21	<i>The development hereby approved shall be carried out in accordance with the Environmental Standards statement received by the City Council, as Local Planning Authority, in support of the application. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.</i>	Full Discharge	<ul style="list-style-type: none"> BREEAM Certificate Energy Performance Certificate BRUKL Document
42	<i>Notwithstanding the details shown on the approved plans, prior to the commencement of development, other than enabling works comprising demolition, piling and construction of the sub structure, final details of the design to the New Quay Street elevation shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be</i>	Full Discharge	<ul style="list-style-type: none"> Globe and Simpson Artwork Proposal prepared by ENES

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<i>carried out in accordance with the approved details.</i>		

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to discharge Conditions 14, 17, 21 and 42.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-12592925).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact my colleagues Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk) or Cameron Radford 0161 455 6765 (cameronradford@deloitte.co.uk)

Yours sincerely



Deloitte LLP