

15 January 2023

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

F.A.O Jennifer Atkinson

Dear Jennifer,

Great Marlborough Street Car Park, Manchester – Application for Discharge of Conditions attached to Planning Permission for 121252/FO/2018

On behalf of our client, GMS (Parking) Limited (the ‘Applicant’), we hereby apply an application for the discharge of a series of conditions attached to Planning Permission 121252/FO/2018.

On 23 July 2021 planning permission was granted for development at the site of the Great Marlborough Street Car Park in Manchester City Centre. The description of development approved under application ref: 121252/FO/2018 is as follows:

“Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5 storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work”

On 2 January a non-material amendment was approved to application ref: 121252/FO/2018 (ref: 138799/NMC/2023) for the following:

“Non material amendment to planning permission 121252/FO/2018 to reconfigure internal layout, Introduction of Early Works construction stage and amendment to condition triggers”

Condition Discharge

The details set out in the table below set out the relevant conditions and the documents that are submitted in support of application for discharge in relation to the early works.

Table 1 – Summary of discharge of conditions submission

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Condition No.	Condition Wording	Full or Partial Discharge	Information submitted
5	No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works	Full discharge	Preliminary Bat Roost Assessment & Nesting Bird Check Report prepared by TEP
11a	a) Notwithstanding highways logistics plan stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021, prior to the commencement of the 'early works' identified on drawing reference: L1917R-SK56-GMS02-PCH, a detailed construction management plan outlining working practices for the 'early works' shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the early works construction management plans shall include: - Display of an emergency contact number; - Communication strategy with residents; - Dust suppression measures including sheeting of construction vehicles; - Compound and hoarding locations where relevant; - Location, removal and recycling of waste (including transfer from the site to the vehicle); - Measures to protect the River Medlock from spillages, dust and debris; and - Parking of construction vehicles and staff.	Discharge of Part a	Early Works CMP prepared by PCH.
43	Prior to any demolition works, a bat survey shall be submitted to the City Council, as Local Planning Authority. This shall include any appropriate mitigation required to minimise the impact on bats and their habitats. The development shall be carried out in accordance with the approved bat survey and any mitigation required by it within agreed timescales.	Full discharge	Preliminary Bat Roost Assessment & Nesting Bird Check Report prepared by TEP
44a	(a) prior to the commencement of the 'early works' as identified on plan ref L1917R-SK56-GMS02-PCH a management strategy to ensure the car park remains operation operational and available at all times for the duration of the demolition, remodelling and construction works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This strategy shall include temporary vehicle and pedestrian access arrangements (including disabled access) to ensure safe and unimpeded access to the car park at all	Discharge of Part a	Early Works CMP prepared by PCH

times together with a communication strategy with car park users to outline any circumstances which may arise which would result in unavoidable restriction of access to the car park, on the grounds of safety only. Restricted access should be kept to an absolute minimum. The management strategy shall be implemented and remain in place for the duration of the demolition, remodelling and construction works.

Application Submission

This application comprises this covering letter and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of the conditions outlined above in relation to Planning Permission Ref. The application is submitted through Planning Portal, reference PP- 12733496. Payment has been sent via Planning Portal for the sum of £145 in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Ed Britton (edbritton@deloitte.co.uk / 0161 455 6169 or Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 292 1119).

Yours sincerely



Deloitte LLP