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11 January 2024

Planning Department
Manchester City Council
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FAO Michael Pearson

Dear Michael

39 Deansgate, Manchester – Application for Discharge of Conditions 3a, 4, 7, 11, 13a, and 17a of Planning Permission Ref: 131314/FO/2021 (as amended)

Please find enclosed a condition discharge application in relation to 39 Deansgate, Manchester, approved under Planning Permission Ref: 131314/FO/2021 (as amended). The application is submitted by Candour Solar Propco Ltd ('the Applicant').

This application is submitted to discharge Conditions 3a, 4, 7, 11, 13a, and 17a attached to Planning Permission 131314/FO/2021 (as amended).

Planning Permission Reference 131314/FO/2021 (as amended) approved the following description of development:

"Erection of a 17 storey building comprising office use (Use Class E(g)(i)) and flexible ground floor commercial units (Use Classes E(a), (b), (c) and sui generis 'drinking establishment'), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building."

Conditions Discharge

This section sets out the relevant conditions and documentation that are submitted in support of the application for discharge of Conditions 3a, 4, 7, 11, 13a, and 17a attached to planning permission 131314/FO/2021 (as amended).

A summary of the condition wordings and information submitted is set out under each respective heading below.

Table 1 below confirms the document submitted in support of this application.

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Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
3	**Samples** *(a) "Notwithstanding the details submitted with the application, prior to the commencement of a phase of phase one and phase two of the development, as detailed on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:* *A programme for the issue of samples and specifications of all materials to be used on all external elevations in that phase of the development and drawings to illustrate details of the full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of that phase of the development to include jointing and fixing details, details of the drips to be used to prevent staining, details of the glazing and a strategy for quality control management."* *(b) "All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition. The development shall be carried out in accordance with the approved materials."*	Partial Discharge – Part (a) only	○ Material Samples Diagram (Ref: 6145-SRA-XX-00-DR-A-02821-P01) prepared by Sheppard Robson which illustrates the samples to be presented including the mock up dimensions, locations of materials, and the date of submission.
4	**Bird Nest Survey** *"No demolition shall occur until a detailed bird nest survey, undertaken by a suitably experienced ecologist, has been carried out immediately prior to the demolition and written confirmation has been provided that no active bird nests are present, unless the species present is feral pigeon, in which case a general license issued by Natural England authorising destruction of feral nests could be provided.* *All of the required information/evidence as above shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the demolition of the existing building commencing."*	Full Discharge	○ Bird Nest Survey Technical Note (Ref: 12905_R03a_ASt) prepared by Tyler Grange Group Limited dated 3rd October 2023
7	**Construction Management Plan** *"Prior to the commencement of phase one and phase two of the development, as detailed on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, a detailed construction/fit-out management plan outlining working practices during that phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include;*	Full Discharge	○ Construction Environmental Management Plan prepared by Bowmer + Kirkland

Condition Wording		Partial or Full Discharge	Documents Submitted
	- *Hours of site opening/operation;* - *Display of an emergency contact number;* - *Details of wheel washing;* - *Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions during the enabling and build phases;* - *Compound locations where relevant;* - *Details regarding location, removal and recycling of waste (site waste management plan);* - *Phasing and quantification/classification of vehicular activity;* - *Types and frequency of vehicular demands - Routing strategy and swept path analysis; Parking for construction vehicles and staff;* - *Sheeting over of construction vehicles;* - *A commentary/consideration of ongoing construction works in the locality;* - *Construction and demolition methods to be used, including the use of cranes (and their location);* - *The erection and maintenance of security hoardings;* - *Details on the timing of construction of scaffolding;* - *Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;* - *Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure.* *That phase of the development shall be carried out in accordance with the approved construction management plan.*		
11	**Waste Storage** *"No development shall commence on phase one or phase two of the development, as shown on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, until a scheme for the storage (including segregated waste recycling) and disposal of refuse for the different parts of the development (i.e. both the commercial and office space) for that phase has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. The scheme shall include:*	Full Discharge	○ Email Correspondence from Paul Holt dated 20th December 2023 ○ Skip location document ***NB** the above documents were issued to MCC case officer on 2nd January 2024 and subsequently confirmed scope of documents is

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Condition Wording		Partial or Full Discharge	Documents Submitted
	- *Estimated volumes and types of waste produced by the development,* - *Details of internal and external stores for both waste and recycling, including any plans and designs,* - *Location of the proposed collection point and details of the route the collection vehicle will take,* - *Details of how waste will be transferred between stores and to the collection location,* - *Details of number and capacity of bins proposed and collection frequency,"*		acceptable for phase 1 of the development.
13	**Ground Condition** *(a) "Prior to the commencement of phase one and two of the development, as detailed on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to that phase shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks in the relevant phase which in the written opinion of the Local Planning Authority require further investigation, the development of that phase shall not commence until a scheme for the investigation of that phase and the identification of remediation measures for that phase (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the relevant phase identified in the Site Investigation Proposal shall be carried out, before the development of that phase commences and a report prepared outlining what measures, if any, are required to remediate the land in that phase (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.* *(b) "When each phase of the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report for that phase shall be submitted to and approved in writing by the City Council as local planning authority.*	Partial Discharge – Part (a) only	○ Phase I Geo-Environmental Assessment Report (Ref: PH/C4293/12543) prepared by Brownfield Solutions Ltd.

Condition Wording		Partial or Full Discharge	Documents Submitted
	In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."		
17	Carriageway/Footway Condition *(a) "Before development commences on phase one and two of the development, as detailed on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority, for that phase of the development.* *(b) When all construction/fit-out works are complete for that phase of the development, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant."*	Partial Discharge - Part (a) only	○ Carriageways / Footways Condition Survey (including an indicative map) prepared by Workman LLP in relation to: ▪ Access Road ▪ Black Friars Street ▪ Deansgate ▪ St. Marys Gate

Summary

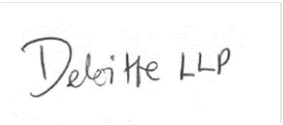
In addition to the document listed in Table 1 and this Covering Letter, the application also comprises the application form.

The Application has the Planning Portal reference: PP-12398275 and the application fee of £116 in addition to the prerequisite Planning Portal service charge will be paid online.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 3a, 4, 7, 11, 13a, and 17a as outlined above. If you require any further details, please do not hesitate to contact my colleagues Rachel Brown (rachebrown@deloitte.co.uk / 0161 455 6306) or Matthew Lam (mlam@deloitte.co.uk / 0161 455 8448).

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Yours sincerely



For Deloitte LLP

Encl.